HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton

Date Released: August 2016

Canada

Housing market intelligence you can count on

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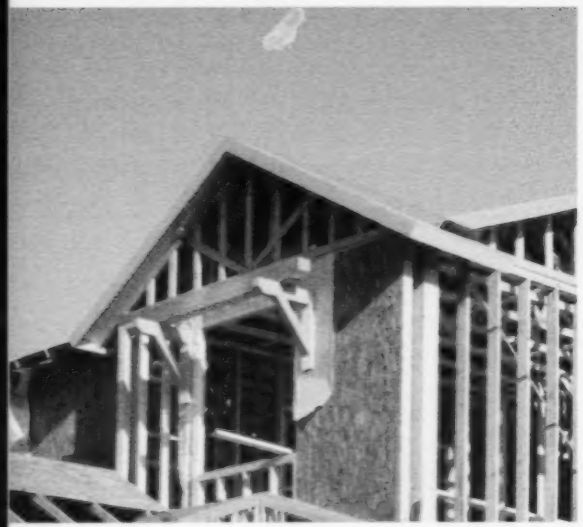
Contents



Edmonton Metropolitan Area

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LEGEND

Single Family	**Text**
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Table 1a: Edmonton Metropolitan Area
Housing Starts: July 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	–	0	0	–	0	0	–
North Central	19	8	137.5	33	28	17.9	52	36	44.4
Northeast	31	31	0.0	10	24	-58.3	41	55	-25.5
Northwest	19	55	-65.5	63	32	96.9	82	87	-5.7
South Central	13	6	116.7	2	8	-75.0	15	14	7.1
Southeast	64	73	-12.3	38	287	-86.8	102	360	-71.7
Southwest	53	93	-43.0	36	297	-87.9	89	390	-77.2
West	52	80	-35.0	116	153	-24.2	168	233	-27.9
Total Edmonton City	**251**	**346**	**-27.5**	**298**	**829**	**-64.1**	**549**	**1,175**	**-53.3**
Beaumont Town	14	15	-6.7	4	151	-97.4	18	166	-89.2
Calmar Town	1	2	-50.0	0	0	–	1	2	-50.0
Devon Town	2	0	–	0	2	-100.0	2	2	0.0
Fort Saskatchewan City	7	22	-68.2	12	74	-83.8	19	96	-80.2
Gibbons Town	0	0	–	0	0	–	0	0	–
Leduc City	9	12	-25.0	4	29	-86.2	13	41	-68.3
Leduc County	10	19	-47.4	0	0	–	10	19	-47.4
Morinville Town	4	1	300.0	0	0	–	4	1	300.0
Parkland County	20	14	42.9	0	0	–	20	14	42.9
Spruce Grove City	17	23	-26.1	28	69	-59.4	45	92	-51.1
St. Albert City	5	13	-61.5	11	19	-42.1	16	32	-50.0
Stony Plain Town	0	5	-100.0	0	32	-100.0	0	37	-100.0
Strathcona County	23	23	0.0	21	6	250.0	44	29	51.7
Sturgeon County	17	12	41.7	0	0	–	17	12	41.7
First Nations	0	0	–	0	0	–	0	0	–
Other Centres	7	3	133.3	0	2	-100.0	7	5	40.0
Total Rural	**136**	**164**	**-17.1**	**80**	**384**	**-79.2**	**216**	**548**	**-60.6**
Grand Total	**387**	**510**	**-24.1**	**378**	**1,213**	**-68.8**	**765**	**1,723**	**-55.6**

Table 1b: Edmonton Metropolitan Area
Housing Starts: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	91	55	65.5	96	991	-90.3	187	1,046	-82.1
Northeast	176	236	-25.4	234	372	-37.1	410	608	-32.6
Northwest	160	390	-59.0	175	668	-73.8	335	1,058	-68.3
South Central	62	70	-11.4	89	134	-33.6	151	204	-26.0
Southeast	394	495	-20.4	438	998	-56.1	832	1,493	-44.3
Southwest	440	734	-40.1	970	2,456	-60.5	1,410	3,190	-55.8
West	306	506	-39.5	335	725	-53.8	641	1,231	-47.9
Total Edmonton City	**1,629**	**2,486**	**-34.5**	**2,337**	**6,344**	**-63.2**	**3,966**	**8,830**	**-55.1**
Beaumont Town	75	72	4.2	28	177	-84.2	103	249	-58.6
Calmar Town	4	7	-42.9	0	4	--	4	11	-63.6
Devon Town	5	3	66.7	2	2	0.0	7	5	40.0
Fort Saskatchewan City	49	126	-61.1	120	255	-52.9	169	381	-55.6
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	55	110	-50.0	51	107	-52.3	106	217	-51.2
Leduc County	47	74	-36.5	7	0	--	54	74	-27.0
Morinville Town	14	26	-46.2	8	14	-42.9	22	40	-45.0
Parkland County	59	82	-28.0	0	0	--	59	82	-28.0
Spruce Grove City	80	159	-49.7	137	219	-37.4	217	378	-42.6
St. Albert City	61	91	-33.0	489	59	728.8	550	150	266.7
Stony Plain Town	28	49	-42.9	20	68	-70.6	48	117	-59.0
Strathcona County	87	159	-45.3	231	279	-17.2	318	438	-27.4
Sturgeon County	60	67	-10.4	0	0	--	60	67	-10.4
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	13	19	-31.6	6	6	0.0	19	25	-24.0
Total Rural	**637**	**1,044**	**-39.0**	**1,099**	**1,190**	**-7.6**	**1,736**	**2,234**	**-22.3**
Grand Total	**2,266**	**3,530**	**-35.8**	**3,436**	**7,534**	**-54.4**	**5,702**	**11,064**	**-48.5**

Table 2a: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: July 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	0	0	--	17	7	142.9	2	0	--	19	8	137.5
Northeast	1	2	-50.0	0	0	--	30	28	7.1	0	1	-100.0	31	31	0.0
Northwest	0	1	-100.0	0	1	-100.0	19	51	-62.7	0	2	-100.0	19	55	-65.5
South Central	0	0	--	0	0	--	12	3	300.0	1	3	-66.7	13	6	116.7
Southeast	0	0	--	1	1	0.0	63	71	-11.3	0	1	-100.0	64	73	-12.3
Southwest	0	4	-100.0	1	0	--	50	80	-37.5	2	9	-77.8	53	93	-43.0
West	2	3	-33.3	0	0	--	48	71	-32.4	2	6	-66.7	52	80	-35.0
Total Edmonton City	**3**	**11**	**-72.7**	**2**	**2**	**0.0**	**239**	**311**	**-23.2**	**7**	**22**	**-68.2**	**251**	**346**	**-27.5**
Beaumont Town	1	1	0.0	0	0	--	13	14	-7.1	0	0	--	14	15	-6.7
Calmar Town	0	0	--	0	0	--	1	2	-50.0	0	0	--	1	2	-50.0
Devon Town	0	0	--	0	0	--	1	0	--	1	0	--	2	0	--
Fort Saskatchewan City	1	0	--	0	0	--	0	1	-100.0	6	21	-71.4	7	22	-68.2
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	1	1	0.0	0	0	--	7	11	-36.4	1	0	--	9	12	-25.0
Leduc County	3	6	-50.0	0	1	-100.0	1	1	0.0	6	11	-45.5	10	19	-47.4
Morinville Town	0	0	--	0	0	--	0	0	--	4	1	300.0	4	1	300.0
Parkland County	4	4	0.0	0	0	--	3	5	-40.0	13	5	160.0	20	14	42.9
Spruce Grove City	0	0	--	0	0	--	17	23	-26.1	0	0	--	17	23	-26.1
St. Albert City	0	0	--	0	0	--	0	0	--	5	13	-61.5	5	13	-61.5
Stony Plain Town	0	0	--	0	0	--	0	3	-100.0	0	2	-100.0	0	5	-100.0
Strathcona County	1	0	--	0	0	--	1	0	--	21	23	-8.7	23	23	0.0
Sturgeon County	0	0	--	0	0	--	0	1	-100.0	17	11	54.5	17	12	41.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	3	1	200.0	0	1	-100.0	1	0	--	3	1	200.0	7	3	133.3
Total Rural	**14**	**13**	**7.7**	**0**	**2**	**-100.0**	**45**	**61**	**-26.2**	**77**	**88**	**-12.5**	**136**	**164**	**-17.1**
Grand Total	**17**	**24**	**-29.2**	**2**	**4**	**-50.0**	**284**	**372**	**-23.7**	**84**	**110**	**-23.6**	**387**	**510**	**-24.1**

Table 2b: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	10	-60.0	1	0	--	82	42	95.2	4	3	33.3	91	55	65.5
Northeast	4	4	0.0	2	1	100.0	169	228	-25.9	1	3	-66.7	176	236	-25.4
Northwest	6	8	-25.0	0	8	-100.0	150	365	-58.9	4	9	-55.6	160	390	-59.0
South Central	3	1	200.0	1	0	--	51	61	-16.4	7	8	-12.5	62	70	-11.4
Southeast	3	2	50.0	4	8	-50.0	386	482	-19.9	1	3	-66.7	394	495	-20.4
Southwest	9	19	-52.6	2	3	-33.3	416	674	-38.3	13	38	-65.8	440	734	-40.1
West	11	23	-52.2	1	1	0.0	285	459	-37.9	9	23	-60.9	306	506	-39.5
Total Edmonton City	**40**	**67**	**-40.3**	**11**	**21**	**-47.6**	**1,539**	**2,311**	**-33.4**	**39**	**87**	**-55.2**	**1,629**	**2,486**	**-34.5**
Beaumont Town	3	1	200.0	0	0	--	71	68	4.4	1	3	-66.7	75	72	4.2
Calmar Town	0	0	--	0	0	--	4	6	-33.3	0	1	-100.0	4	7	-42.9
Devon Town	0	1	-100.0	0	0	--	3	2	50.0	2	0	--	5	3	66.7
Fort Saskatchewan City	2	2	0.0	0	0	--	3	8	-62.5	44	116	-62.1	49	126	-61.1
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	4	3	33.3	0	0	--	47	98	-52.0	4	9	-55.6	55	110	-50.0
Leduc County	8	10	-20.0	0	1	-100.0	10	19	-47.4	29	44	-34.1	47	74	-36.5
Morinville Town	0	1	-100.0	0	0	--	1	0	--	13	25	-48.0	14	26	-46.2
Parkland County	9	11	-18.2	2	0	--	13	12	8.3	35	59	-40.7	59	82	-28.0
Spruce Grove City	0	3	-100.0	9	0	--	70	70	0.0	1	86	-98.8	80	159	-49.7
St. Albert City	4	4	0.0	0	0	--	18	18	0.0	39	69	-43.5	61	91	-33.0
Stony Plain Town	1	1	0.0	0	0	--	21	21	0.0	6	27	-77.8	28	49	-42.9
Strathcona County	1	2	-50.0	0	0	--	5	0	--	81	157	-48.4	87	159	-45.3
Sturgeon County	4	0	--	0	0	--	3	2	50.0	53	65	-18.5	60	67	-10.4
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	6	7	-14.3	0	1	-100.0	3	1	200.0	4	10	-60.0	13	19	-31.6
Total Rural	**42**	**46**	**-8.7**	**11**	**2**	**450.0**	**272**	**325**	**-16.3**	**312**	**671**	**-53.5**	**637**	**1,044**	**-39.0**
Grand Total	**82**	**113**	**-27.4**	**22**	**23**	**-4.3**	**1,811**	**2,636**	**-31.3**	**351**	**758**	**-53.7**	**2,266**	**3,530**	**-35.8**

Table 3a: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: July 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	2	0	0	0	28	0	28	3	33
Northeast	10	0	0	0	0	0	0	0	10
Northwest	4	0	52	52	7	0	7	0	63
South Central	2	0	0	0	0	0	0	0	2
Southeast	28	0	0	0	0	0	0	10	38
Southwest	14	0	0	0	7	0	7	15	36
West	20	0	92	92	0	0	0	4	116
Total Edmonton City	**80**	**0**	**144**	**144**	**42**	**0**	**42**	**32**	**298**
Beaumont Town	4	0	0	0	0	0	0	0	4
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	0	0	0	0	0	0	0	12
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0	4
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	16	0	0	0	4	0	4	8	28
St. Albert City	6	0	0	0	5	0	5	0	11
Stony Plain Town	0	0	0	0	0	0	0	0	0
Strathcona County	18	0	0	0	3	0	3	0	21
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**60**	**0**	**0**	**0**	**12**	**0**	**12**	**8**	**80**
Grand Total	**140**	**0**	**144**	**144**	**54**	**0**	**54**	**40**	**378**

Table 3b: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	46	0	0	0	34	0	34	16	96
Northeast	80	0	55	55	12	79	91	8	234
Northwest	44	0	52	52	79	0	79	0	175
South Central	34	0	55	55	0	0	0	0	89
Southeast	220	0	0	0	112	74	186	32	438
Southwest	198	100	219	319	96	284	380	73	970
West	122	0	92	92	11	78	89	32	335
Total Edmonton City	**744**	**100**	**473**	**573**	**344**	**515**	**859**	**161**	**2,337**
Beaumont Town	24	0	0	0	0	0	0	4	28
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	60	0	48	48	0	0	0	12	120
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	40	0	0	0	3	0	3	8	51
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	8	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	74	0	0	0	15	0	15	48	137
St. Albert City	62	15	0	15	14	398	412	0	489
Stony Plain Town	14	0	0	0	0	3	3	3	20
Strathcona County	56	0	172	172	3	0	3	0	231
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	0	0	0	4	6
Total Rural	**346**	**15**	**220**	**235**	**35**	**401**	**436**	**82**	**1,099**
Grand Total	**1,090**	**115**	**693**	**808**	**379**	**916**	**1,295**	**243**	**3,436**

Table 4a: Edmonton Metropolitan Area
Housing Completions: July 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	10	13	-23.1	31	36	-13.9	41	49	-16.3
Northeast	39	23	69.6	32	26	23.1	71	49	44.9
Northwest	41	93	-55.9	118	32	268.8	159	125	27.2
South Central	10	11	-9.1	63	12	425.0	73	23	217.4
Southeast	56	83	-32.5	171	185	-7.6	227	268	-15.3
Southwest	80	154	-48.1	161	507	-68.2	241	661	-63.5
West	36	76	-52.6	51	35	45.7	87	111	-21.6
Total Edmonton City	**272**	**453**	**-40.0**	**627**	**833**	**-24.7**	**899**	**1,286**	**-30.1**
Beaumont Town	23	14	64.3	8	8	0.0	31	22	40.9
Calmar Town	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	7	21	-66.7	40	10	300.0	47	31	51.6
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	5	42	-88.1	18	41	-56.1	23	83	-72.3
Leduc County	15	10	50.0	0	0	--	15	10	50.0
Morinville Town	3	15	-80.0	36	0	--	39	15	160.0
Parkland County	8	19	-57.9	0	0	--	8	19	-57.9
Spruce Grove City	8	31	-74.2	147	12	1,125.0	155	43	260.5
St. Albert City	10	21	-52.4	0	91	-100.0	10	112	-91.1
Stony Plain Town	3	9	-66.7	9	2	350.0	12	11	9.1
Strathcona County	21	31	-32.3	12	10	20.0	33	41	-19.5
Sturgeon County	8	10	-20.0	0	0	--	8	10	-20.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	1	1	0.0
Total Rural	**112**	**226**	**-50.4**	**270**	**174**	**55.2**	**382**	**400**	**-4.5**
Grand Total	**384**	**679**	**-43.4**	**897**	**1,007**	**-10.9**	**1,281**	**1,686**	**-24.0**

Table 4b: Edmonton Metropolitan Area
Housing Completions: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	–	0	0	–	0	0	–
North Central	75	70	7.1	1,115	124	799.2	1,190	194	513.4
Northeast	210	222	-5.4	239	536	-55.4	449	758	-40.8
Northwest	267	601	-55.6	312	375	-16.8	579	976	-40.7
South Central	70	62	12.9	228	185	23.2	298	247	20.6
Southeast	477	536	-11.0	787	751	4.8	1,264	1,287	-1.8
Southwest	650	812	-20.0	1,282	1,708	-24.9	1,932	2,520	-23.3
West	426	548	-22.3	552	395	39.7	978	943	3.7
Total Edmonton City	**2,175**	**2,851**	**-23.7**	**4,515**	**4,074**	**10.8**	**6,690**	**6,925**	**-3.4**
Beaumont Town	106	94	12.8	178	26	584.6	284	120	136.7
Calmar Town	8	13	-38.5	4	0	–	12	13	-7.7
Devon Town	3	3	0.0	2	0	–	5	3	66.7
Fort Saskatchewan City	55	125	-56.0	208	68	205.9	263	193	36.3
Gibbons Town	1	5	-80.0	0	0	–	1	5	-80.0
Leduc City	129	194	-33.5	237	204	16.2	366	398	-8.0
Leduc County	75	86	-12.8	0	0	–	75	86	-12.8
Morinville Town	29	45	-35.6	52	2	2,500.0	81	47	72.3
Parkland County	67	87	-23.0	0	4	–	67	91	-26.4
Spruce Grove City	108	197	-45.2	317	293	8.2	425	490	-13.3
St. Albert City	86	124	-30.6	184	189	-2.6	270	313	-13.7
Stony Plain Town	33	49	-32.7	39	41	-4.9	72	90	-20.0
Strathcona County	150	147	2.0	161	224	-28.1	311	371	-16.2
Sturgeon County	76	64	18.8	0	0	–	76	64	18.8
First Nations	0	0	–	0	0	–	0	0	–
Other Centres	15	11	36.4	8	0	–	23	11	109.1
Total Rural	**941**	**1,244**	**-24.4**	**1,390**	**1,051**	**32.3**	**2,331**	**2,295**	**1.6**
Grand Total	**3,116**	**4,095**	**-23.9**	**5,905**	**5,125**	**15.2**	**9,021**	**9,220**	**-2.2**

Table 5a: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: July 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	2	-50.0	1	1	0.0	8	10	-20.0	0	0	--	10	13	-23.1
Northeast	0	0	--	1	1	0.0	38	22	72.7	0	0	--	39	23	69.6
Northwest	2	2	0.0	1	0	--	38	89	-57.3	0	2	-100.0	41	93	-55.9
South Central	0	0	--	1	0	--	7	10	-30.0	2	1	100.0	10	11	-9.1
Southeast	0	0	--	0	1	-100.0	56	82	-31.7	0	0	--	56	83	-32.5
Southwest	4	2	100.0	0	0	--	76	152	-50.0	0	0	--	80	154	-48.1
West	3	1	200.0	1	0	--	32	75	-57.3	0	0	--	36	76	-52.6
Total Edmonton City	**10**	**7**	**42.9**	**5**	**3**	**66.7**	**255**	**440**	**-42.0**	**2**	**3**	**-33.3**	**272**	**453**	**-40.0**
Beaumont Town	0	0	--	0	0	--	23	14	64.3	0	0	--	23	14	64.3
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	1	0	--	0	0	--	6	21	-71.4	0	0	--	7	21	-66.7
Gibbons Town	0	0	--	0	1	-100.0	0	0	--	0	0	--	0	1	-100.0
Leduc City	0	1	-100.0	0	0	--	5	41	-87.8	0	0	--	5	42	-88.1
Leduc County	7	5	40.0	0	0	--	7	0	--	1	5	-80.0	15	10	50.0
Morinville Town	0	0	--	0	1	-100.0	3	14	-78.6	0	0	--	3	15	-80.0
Parkland County	2	9	-77.8	0	0	--	5	7	-28.6	1	3	-66.7	8	19	-57.9
Spruce Grove City	1	2	-50.0	0	0	--	7	29	-75.9	0	0	--	8	31	-74.2
St. Albert City	4	3	33.3	0	0	--	6	17	-64.7	0	1	-100.0	10	21	-52.4
Stony Plain Town	0	0	--	0	0	--	3	8	-62.5	0	1	-100.0	3	9	-66.7
Strathcona County	5	5	0.0	1	0	--	15	26	-42.3	0	0	--	21	31	-32.3
Sturgeon County	3	3	0.0	0	0	--	3	6	-50.0	2	1	100.0	8	10	-20.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	1	0	--	0	0	--	1	1	0.0
Total Rural	**23**	**29**	**-20.7**	**1**	**2**	**-50.0**	**84**	**184**	**-54.3**	**4**	**11**	**-63.6**	**112**	**226**	**-50.4**
Grand Total	**33**	**36**	**-8.3**	**6**	**5**	**20.0**	**339**	**624**	**-45.7**	**6**	**14**	**-57.1**	**384**	**679**	**-43.4**

Table 5b: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	9	8	12.5	4	5	-20.0	59	55	7.3	3	2	50.0	75	70	7.1
Northeast	5	5	0.0	1	5	-80.0	204	212	-3.8	0	0	--	210	222	-5.4
Northwest	7	8	-12.5	4	8	-50.0	255	582	-56.2	1	3	-66.7	267	601	-55.6
South Central	1	4	-75.0	1	0	--	57	56	1.8	11	2	450.0	70	62	12.9
Southeast	5	3	66.7	5	5	0.0	467	528	-11.6	0	0	--	477	536	-11.0
Southwest	19	22	-13.6	3	1	200.0	625	787	-20.6	3	2	50.0	650	812	-20.0
West	14	29	-51.7	2	0	--	405	519	-22.0	5	0	--	426	548	-22.3
Total Edmonton City	**60**	**79**	**-24.1**	**20**	**24**	**-16.7**	**2,072**	**2,739**	**-24.4**	**23**	**9**	**155.6**	**2,175**	**2,851**	**-23.7**
Beaumont Town	3	4	-25.0	0	0	--	103	90	14.4	0	0	--	106	94	12.8
Calmar Town	0	1	-100.0	0	0	--	8	12	-33.3	0	0	--	8	13	-38.5
Devon Town	3	0	--	0	0	--	0	3	-100.0	0	0	--	3	3	0.0
Fort Saskatchewan City	4	10	-60.0	0	1	-100.0	49	114	-57.0	2	0	--	55	125	-56.0
Gibbons Town	0	0	--	0	2	-100.0	1	2	-50.0	0	1	-100.0	1	5	-80.0
Leduc City	7	21	-66.7	0	2	-100.0	122	171	-28.7	0	0	--	129	194	-33.5
Leduc County	27	33	-18.2	1	0	--	39	38	2.6	8	15	-46.7	75	86	-12.8
Morinville Town	3	6	-50.0	0	2	-100.0	26	37	-29.7	0	0	--	29	45	-35.6
Parkland County	23	50	-54.0	0	1	-100.0	33	17	94.1	11	19	-42.1	67	87	-23.0
Spruce Grove City	5	9	-44.4	0	0	--	103	188	-45.2	0	0	--	108	197	-45.2
St. Albert City	14	20	-30.0	1	0	--	71	103	-31.1	0	1	-100.0	86	124	-30.6
Stony Plain Town	4	2	100.0	0	0	--	29	37	-21.6	0	10	-100.0	33	49	-32.7
Strathcona County	33	28	17.9	1	4	-75.0	115	112	2.7	1	3	-66.7	150	147	2.0
Sturgeon County	26	30	-13.3	0	0	--	35	26	34.6	15	8	87.5	76	64	18.8
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	7	7	0.0	2	0	--	5	3	66.7	1	1	0.0	15	11	36.4
Total Rural	**159**	**221**	**-28.1**	**5**	**12**	**-58.3**	**739**	**953**	**-22.5**	**38**	**58**	**-34.5**	**941**	**1,244**	**-24.4**
Grand Total	**219**	**300**	**-27.0**	**25**	**36**	**-30.6**	**2,811**	**3,692**	**-23.9**	**61**	**67**	**-9.0**	**3,116**	**4,095**	**-23.9**

Table 6a: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: July 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	4	13	0	13	7	0	7	7	31
Northeast	28	0	0	0	0	0	0	4	32
Northwest	12	0	0	0	36	70	106	0	118
South Central	6	0	54	54	0	0	0	3	63
Southeast	52	0	0	0	30	82	112	7	171
Southwest	42	35	80	115	0	0	0	4	161
West	22	0	0	0	26	0	26	3	51
Total Edmonton City	**166**	**48**	**134**	**182**	**99**	**152**	**251**	**28**	**627**
Beaumont Town	0	0	0	0	0	8	8	0	8
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	28	0	28	0	0	0	4	40
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	14	0	14	0	18
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	36	36	0	0	0	0	36
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	2	0	28	28	7	68	75	42	147
St. Albert City	0	0	0	0	0	0	0	0	0
Stony Plain Town	2	0	0	0	4	0	4	3	9
Strathcona County	8	0	0	0	0	0	0	4	12
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**24**	**28**	**64**	**92**	**25**	**76**	**101**	**53**	**270**
Grand Total	**190**	**76**	**198**	**274**	**124**	**228**	**352**	**81**	**897**

Table 6b: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	96	29	640	669	15	321	336	14	1,115
Northeast	90	0	95	95	47	0	47	7	239
Northwest	90	20	0	20	132	70	202	0	312
South Central	84	0	64	64	0	77	77	3	228
Southeast	204	0	0	0	145	383	528	55	787
Southwest	344	59	507	566	21	263	284	88	1,282
West	200	0	131	131	84	131	215	6	552
Total Edmonton City	**1,108**	**108**	**1,437**	**1,545**	**444**	**1,245**	**1,689**	**173**	**4,515**
Beaumont Town	36	65	63	128	0	8	8	6	178
Calmar Town	0	4	0	4	0	0	0	0	4
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	66	62	48	110	22	0	22	10	208
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	32	0	160	160	20	0	20	25	237
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	16	0	36	36	0	0	0	0	52
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	110	4	72	76	13	68	81	50	317
St. Albert City	30	39	110	149	5	0	5	0	184
Stony Plain Town	20	0	0	0	16	0	16	3	39
Strathcona County	46	0	107	107	4	0	4	4	161
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	4	0	4	4	8
Total Rural	**358**	**174**	**596**	**770**	**84**	**76**	**160**	**102**	**1,390**
Grand Total	**1,466**	**282**	**2,033**	**2,315**	**528**	**1,321**	**1,849**	**275**	**5,905**

Table 7: Edmonton Metropolitan Area
Housing Under Construction by Zone: July 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	–	0	0	–	0	0	–
North Central	99	113	-12.4	1,782	2,758	-35.4	1,881	2,871	-34.5
Northeast	179	243	-26.3	376	599	-37.2	555	842	-34.1
Northwest	166	442	-62.4	515	1,112	-53.7	681	1,554	-56.2
South Central	81	106	-23.6	220	246	-10.6	301	352	-14.5
Southeast	367	528	-30.5	523	1,355	-61.4	890	1,883	-52.7
Southwest	468	797	-41.3	3,125	2,967	5.3	3,593	3,764	-4.5
West	291	530	-45.1	684	1,057	-35.3	975	1,587	-38.6
Total Edmonton City	**1,651**	**2,759**	**-40.2**	**7,225**	**10,094**	**-28.4**	**8,876**	**12,853**	**-30.9**
Beaumont Town	101	94	7.4	31	176	-82.4	132	270	-51.1
Calmar Town	14	26	-46.2	0	4	-100.0	14	30	-53.3
Devon Town	5	6	-16.7	2	2	0.0	7	8	-12.5
Fort Saskatchewan City	54	149	-63.8	129	312	-58.7	183	461	-60.3
Gibbons Town	1	2	-50.0	0	0	–	1	2	-50.0
Leduc City	90	148	-39.2	155	385	-59.7	245	533	-54.0
Leduc County	73	114	-36.0	7	0	–	80	114	-29.8
Morinville Town	17	42	-59.5	11	57	-80.7	28	99	-71.7
Parkland County	100	118	-15.3	0	2	-100.0	100	120	-16.7
Spruce Grove City	81	177	-54.2	179	469	-61.8	260	646	-59.8
St. Albert City	84	102	-17.6	614	323	90.1	698	425	64.2
Stony Plain Town	45	64	-29.7	277	86	222.1	322	150	114.7
Strathcona County	109	199	-45.2	430	401	7.2	539	600	-10.2
Sturgeon County	61	101	-39.6	0	0	–	61	101	-39.6
First Nations	0	0	–	0	0	–	0	0	–
Other Centres	16	25	-36.0	12	12	0.0	28	37	-24.3
Total Rural	**851**	**1,367**	**-37.7**	**1,847**	**2,229**	**-17.1**	**2,698**	**3,596**	**-25.0**
Grand Total	**2,502**	**4,126**	**-39.4**	**9,072**	**12,323**	**-26.4**	**11,574**	**16,449**	**-29.6**

Table 8: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Zone and House Type: July 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	15	-73.3	1	3	-66.7	91	86	5.8	3	9	-66.7	99	113	-12.4
Northeast	5	6	-16.7	3	2	50.0	170	232	-26.7	1	3	-66.7	179	243	-26.3
Northwest	5	9	-44.4	1	12	-91.7	155	413	-62.5	5	8	-37.5	166	442	-62.4
South Central	3	2	50.0	2	0	--	64	89	-28.1	12	15	-20.0	81	106	-23.6
Southeast	3	3	0.0	4	8	-50.0	359	515	-30.3	1	2	-50.0	367	528	-30.5
Southwest	15	24	-37.5	2	2	0.0	426	727	-41.4	25	44	-43.2	468	797	-41.3
West	7	22	-68.2	1	1	0.0	265	484	-45.2	18	23	-21.7	291	530	-45.1
Total Edmonton City	**42**	**81**	**-48.1**	**14**	**28**	**-50.0**	**1,530**	**2,546**	**-39.9**	**65**	**104**	**-37.5**	**1,651**	**2,759**	**-40.2**
Beaumont Town	5	3	66.7	0	0	--	92	87	5.7	4	4	0.0	101	94	7.4
Calmar Town	1	0	--	0	1	-100.0	13	23	-43.5	0	2	-100.0	14	26	-46.2
Devon Town	0	2	-100.0	0	0	--	3	2	50.0	2	2	0.0	5	6	-16.7
Fort Saskatchewan City	2	12	-83.3	0	2	-100.0	14	55	-74.5	38	80	-52.5	54	149	-63.8
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	1	1	0.0	1	2	-50.0
Leduc City	6	5	20.0	0	0	--	77	132	-41.7	7	11	-36.4	90	148	-39.2
Leduc County	15	25	-40.0	1	1	0.0	25	53	-52.8	32	35	-8.6	73	114	-36.0
Morinville Town	0	3	-100.0	0	0	--	0	3	-100.0	17	36	-52.8	17	42	-59.5
Parkland County	21	38	-44.7	2	0	--	35	25	40.0	42	55	-23.6	100	118	-15.3
Spruce Grove City	0	9	-100.0	9	0	--	70	92	-23.9	2	76	-97.4	81	177	-54.2
St. Albert City	11	6	83.3	0	0	--	37	26	42.3	36	70	-48.6	84	102	-17.6
Stony Plain Town	1	5	-80.0	0	0	--	23	37	-37.8	21	22	-4.5	45	64	-29.7
Strathcona County	12	16	-25.0	1	2	-50.0	30	57	-47.4	66	124	-46.8	109	199	-45.2
Sturgeon County	4	0	--	0	0	--	5	12	-58.3	52	89	-41.6	61	101	-39.6
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	7	12	-41.7	0	2	-100.0	4	1	300.0	5	10	-50.0	16	25	-36.0
Total Rural	**85**	**136**	**-37.5**	**13**	**8**	**62.5**	**428**	**606**	**-29.4**	**325**	**617**	**-47.3**	**851**	**1,367**	**-37.7**
Grand Total	**127**	**217**	**-41.5**	**27**	**36**	**-25.0**	**1,958**	**3,152**	**-37.9**	**390**	**721**	**-45.9**	**2,502**	**4,126**	**-39.4**

Table 9: Edmonton Metropolitan Area
Multiple Housing Under Construction by Zone, Type and Tenure: July 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	70	4	717	721	53	893	946	45	1,782
Northeast	72	0	121	121	8	163	171	12	376
Northwest	54	33	52	85	117	259	376	0	515
South Central	36	0	55	55	0	125	125	4	220
Southeast	192	0	0	0	94	186	280	51	523
Southwest	248	144	1,008	1,152	136	1,504	1,640	85	3,125
West	152	0	92	92	74	318	392	48	684
Total Edmonton City	**824**	**181**	**2,045**	**2,226**	**482**	**3,448**	**3,930**	**245**	**7,225**
Beaumont Town	24	0	0	0	0	0	0	7	31
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	62	11	48	59	0	0	0	8	129
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	40	4	90	94	9	0	9	12	155
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	8	0	0	0	0	3	3	0	11
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	82	38	0	38	29	0	29	30	179
St. Albert City	70	11	0	11	16	517	533	0	614
Stony Plain Town	36	33	66	99	4	138	142	0	277
Strathcona County	46	0	325	325	3	56	59	0	430
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	4	0	4	4	0	0	0	4	12
Total Rural	**378**	**97**	**533**	**630**	**61**	**714**	**775**	**64**	**1,847**
Grand Total	**1,202**	**278**	**2,578**	**2,856**	**543**	**4,162**	**4,705**	**309**	**9,072**

Table 10: Edmonton Metropolitan Area
Housing Starts: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	263	446	-41.0	338	1,386	-75.6	601	1,832	-67.2
February	325	499	-34.9	311	1,447	-78.5	636	1,946	-67.3
March	290	477	-39.2	584	1,250	-53.3	874	1,727	-49.4
April	338	506	-33.2	797	780	2.2	1,135	1,286	-11.7
May	328	539	-39.1	487	674	-27.7	815	1,213	-32.8
June	335	553	-39.4	541	784	-31.0	876	1,337	-34.5
July	387	510	-24.1	378	1,213	-68.8	765	1,723	-55.6
Total	**2,266**	**3,530**	**-35.8**	**3,436**	**7,534**	**-54.4**	**5,702**	**11,064**	**-48.5**

Table 11: Edmonton Metropolitan Area
Housing Completions: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	500	419	19.3	691	300	130.3	1,191	719	65.6
February	409	551	-25.8	873	959	-9.0	1,282	1,510	-15.1
March	456	696	-34.5	785	876	-10.4	1,241	1,572	-21.1
April	470	529	-11.2	1,070	391	173.7	1,540	920	67.4
May	484	598	-19.1	661	696	-5.0	1,145	1,294	-11.5
June	413	623	-33.7	928	896	3.6	1,341	1,519	-11.7
July	384	679	-43.4	897	1,007	-10.9	1,281	1,686	-24.0
Total	**3,116**	**4,095**	**-23.9**	**5,905**	**5,125**	**15.2**	**9,021**	**9,220**	**-2.2**

Table 12: Edmonton Metropolitan Area
Housing Under Construction: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	3,125	4,724	-33.8	11,198	11,122	0.7	14,323	15,846	-9.6
February	3,040	4,672	-34.9	10,636	11,610	-8.4	13,676	16,282	-16.0
March	2,870	4,454	-35.6	10,424	11,982	-13.0	13,294	16,436	-19.1
April	2,737	4,427	-38.2	10,151	12,363	-17.9	12,888	16,790	-23.2
May	2,581	4,367	-40.9	9,976	12,283	-18.8	12,557	16,650	-24.6
June	2,503	4,295	-41.7	9,591	12,130	-20.9	12,094	16,425	-26.4
July	2,502	4,126	-39.4	9,072	12,323	-26.4	11,574	16,449	-29.6

Table 13: Edmonton Metropolitan Area
Single-Detached Housing Starts by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	10	14	-28.6	2	2	0.0	290	320	-31.3	31	110	-71.8	263	446	-41.0
February	8	4	100.0	0	3	-100.0	290	383	-24.3	27	109	-75.2	325	499	-34.9
March	6	6	0.0	1	1	0.0	227	378	-39.9	56	92	-39.1	290	477	-39.2
April	12	17	-29.4	4	3	33.3	282	372	-24.2	40	114	-64.9	338	506	-33.2
May	16	24	-33.3	2	5	-60.0	267	402	-33.6	43	108	-60.2	328	539	-39.1
June	13	24	-45.8	11	5	120.0	241	409	-41.1	70	115	-39.1	335	553	-39.4
July	17	24	-29.2	2	4	-50.0	284	372	-23.7	84	110	-23.6	387	510	-24.1
Total	**82**	**113**	**-27.4**	**22**	**23**	**-4.3**	**1,811**	**2,636**	**-31.3**	**351**	**758**	**-53.7**	**2,266**	**3,530**	**-35.8**

Table 14: Edmonton Metropolitan Area
Single-Detached Housing Completions by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	24	33	-27.3	2	3	-33.3	467	374	24.9	7	9	-22.2	500	419	19.3
February	29	44	-34.1	4	6	-33.3	365	488	-25.2	11	13	-15.4	409	551	-25.8
March	34	73	-53.4	2	6	-66.7	407	609	-33.2	13	8	62.5	456	696	-34.5
April	21	20	5.0	7	3	133.3	435	503	-13.5	7	3	133.3	470	529	-11.2
May	48	54	-11.1	3	8	-62.5	429	531	-19.2	4	5	-20.0	484	598	-19.1
June	30	40	-25.0	1	5	-80.0	369	563	-34.5	13	15	-13.3	413	623	-33.7
July	33	36	-8.3	6	5	20.0	339	624	-45.7	6	14	-57.1	384	679	-43.4
Total	**219**	**300**	**-27.0**	**25**	**36**	**-30.6**	**2,811**	**3,692**	**-23.9**	**61**	**67**	**-9.0**	**3,116**	**4,095**	**-23.9**

Table 15: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	141	210	-32.9	26	36	-27.8	2,282	3,547	-35.7	676	931	-27.4	3,125	4,724	-33.8
February	140	208	-32.7	21	33	-36.4	2,271	3,558	-36.2	608	873	-30.4	3,040	4,672	-34.9
March	142	197	-27.9	21	31	-32.3	2,229	3,476	-35.9	478	750	-36.3	2,870	4,454	-35.6
April	151	204	-26.0	19	31	-38.7	2,172	3,416	-36.4	395	776	-49.1	2,737	4,427	-38.2
May	135	203	-33.5	18	29	-37.9	2,066	3,350	-38.3	362	785	-53.9	2,581	4,367	-40.9
June	131	211	-37.9	30	35	-14.3	1,985	3,304	-39.9	357	745	-52.1	2,503	4,295	-41.7
July	127	217	-41.5	27	36	-25.0	1,958	3,152	-37.9	390	721	-45.9	2,502	4,126	-39.4

Table 16: Edmonton Metropolitan Area
Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	142	0	52	52	73	6	79	65	338
February	136	80	0	80	56	0	56	39	311
March	144	0	0	0	63	370	433	7	584
April	142	0	262	262	24	354	378	15	797
May	154	15	55	70	67	146	213	50	487
June	232	20	180	200	42	40	82	27	541
July	140	0	144	144	54	0	54	40	378
Total	**1,090**	**115**	**693**	**808**	**379**	**916**	**1,295**	**243**	**3,436**

Table 17: Edmonton Metropolitan Area
Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	272	11	216	227	33	117	150	42	691
February	180	18	473	491	53	116	169	33	873
March	204	0	466	466	66	17	83	32	785
April	180	15	417	432	33	412	445	13	1,070
May	224	62	147	209	116	60	176	52	661
June	216	100	116	216	103	371	474	22	928
July	190	76	198	274	124	228	352	81	897
Total	**1,466**	**282**	**2,033**	**2,315**	**528**	**1,321**	**1,849**	**275**	**5,905**

Table 18: Edmonton Metropolitan Area
Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	1,450	316	2,996	3,312	823	5,228	6,051	385	11,198
February	1,406	396	3,226	3,622	815	4,409	5,224	384	10,636
March	1,344	402	2,756	3,158	810	4,753	5,563	359	10,424
April	1,306	440	2,607	3,047	748	4,689	5,437	361	10,151
May	1,234	414	2,546	2,960	683	4,743	5,426	356	9,976
June	1,252	350	2,604	2,954	613	4,418	5,031	354	9,591
July	1,202	278	2,578	2,856	543	4,162	4,705	309	9,072

Table 19: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: July 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	9	8	12.5	202	69	192.8	211	77	174.0
Northeast	88	86	2.3	71	57	24.6	159	143	11.2
Northwest	96	108	-11.1	160	31	416.1	256	139	84.2
South Central	7	4	75.0	67	16	318.8	74	20	270.0
Southeast	106	64	65.6	233	44	429.5	339	108	213.9
Southwest	104	48	116.7	294	193	52.3	398	241	65.1
West	54	32	68.8	115	69	66.7	169	101	67.3
Total Edmonton City	**464**	**350**	**32.6**	**1,142**	**479**	**138.4**	**1,606**	**829**	**93.7**
Beaumont Town	31	26	19.2	30	3	900.0	61	29	110.3
Calmar Town	3	1	200.0	2	0	--	5	1	400.0
Devon Town	2	1	100.0	0	0	--	2	1	100.0
Fort Saskatchewan City	47	50	-6.0	92	17	441.2	139	67	107.5
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	51	56	-8.9	135	55	145.5	186	111	67.6
Leduc County	8	5	60.0	0	0	--	8	5	60.0
Morinville Town	11	5	120.0	42	0	--	53	5	960.0
Parkland County	7	8	-12.5	0	3	-100.0	7	11	-36.4
Spruce Grove City	36	40	-12.5	173	171	1.2	208	211	-1.4
St. Albert City	31	39	-20.5	151	62	143.5	182	101	80.2
Stony Plain Town	28	25	12.0	36	30	20.0	64	55	16.4
Strathcona County	23	32	-28.1	83	34	144.1	106	66	60.6
Sturgeon County	4	0	--	0	0	--	4	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	3	2	50.0	3	0	--	6	2	200.0
Total Rural	**284**	**290**	**-2.1**	**747**	**375**	**99.2**	**1,031**	**665**	**55.0**
Grand Total	**748**	**640**	**16.9**	**1,889**	**854**	**121.2**	**2,637**	**1,494**	**76.5**

Table 20: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2016

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	822	514	59.9	1,233	601	105.2	2,055	1,115	84.3
February	828	562	47.3	1,572	683	130.2	2,400	1,245	92.8
March	841	592	42.1	1,952	871	124.1	2,793	1,463	90.9
April	846	601	40.8	2,121	830	155.5	2,967	1,431	107.3
May	881	608	44.9	1,966	869	126.2	2,847	1,477	92.8
June	800	600	33.3	1,949	891	118.7	2,749	1,491	84.4
July	748	640	16.9	1,889	854	121.2	2,637	1,494	76.5

Table 21: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Zone and House Type: July 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	3	-66.7	1	1	0.0	7	4	75.0	0	0	--	9	8	12.5
Northeast	1	1	0.0	0	0	--	87	85	2.4	0	0	--	88	86	2.3
Northwest	0	2	-100.0	2	2	0.0	93	103	-9.7	1	1	0.0	96	108	-11.1
South Central	0	0	--	1	0	--	5	4	25.0	1	0	--	7	4	75.0
Southeast	1	0	--	1	0	--	104	64	62.5	0	0	--	106	64	65.6
Southwest	1	0	--	0	0	--	103	48	114.6	0	0	--	104	48	116.7
West	1	0	--	0	0	--	53	32	65.6	0	0	--	54	32	68.8
Total Edmonton City	**5**	**6**	**-16.7**	**5**	**3**	**66.7**	**452**	**340**	**32.9**	**2**	**1**	**100.0**	**464**	**350**	**32.6**
Beaumont Town	0	1	-100.0	0	0	--	31	25	24.0	0	0	--	31	26	19.2
Calmar Town	0	0	--	0	0	--	3	1	200.0	0	0	--	3	1	200.0
Devon Town	2	0	--	0	0	--	0	1	-100.0	0	0	--	2	1	100.0
Fort Saskatchewan City	0	1	-100.0	1	1	0.0	45	48	-6.3	1	0	--	47	50	-6.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	6	9	-33.3	0	1	-100.0	45	46	-2.2	0	0	--	51	56	-8.9
Leduc County	2	2	0.0	0	0	--	6	3	100.0	0	0	--	8	5	60.0
Morinville Town	3	0	--	0	0	--	8	5	60.0	0	0	--	11	5	120.0
Parkland County	1	1	0.0	0	0	--	4	3	33.3	2	4	-50.0	7	8	-12.5
Spruce Grove City	1	1	0.0	0	0	--	34	39	-12.8	0	0	--	35	40	-12.5
St. Albert City	6	6	0.0	1	0	--	24	32	-25.0	0	1	-100.0	31	39	-20.5
Stony Plain Town	4	0	--	0	0	--	23	22	4.5	1	3	-66.7	28	25	12.0
Strathcona County	7	7	0.0	0	0	--	16	25	-36.0	0	0	--	23	32	-28.1
Sturgeon County	0	0	--	0	0	--	3	0	--	1	0	--	4	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	1	100.0	1	0	--	0	1	-100.0	0	0	--	3	2	50.0
Total Rural	**34**	**29**	**17.2**	**3**	**2**	**50.0**	**242**	**251**	**-3.6**	**5**	**8**	**-37.5**	**284**	**290**	**-2.1**
Grand Total	**39**	**35**	**11.4**	**8**	**5**	**60.0**	**694**	**591**	**17.4**	**7**	**9**	**-22.2**	**748**	**640**	**16.9**

Table 22: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	45	37	21.6	6	4	50.0	768	466	64.8	3	7	-57.1	822	514	59.9
February	46	44	4.5	6	4	50.0	770	505	52.5	6	9	-33.3	828	562	47.3
March	41	48	-14.6	7	5	40.0	787	531	48.2	6	8	-25.0	841	592	42.1
April	42	46	-8.7	7	5	40.0	792	542	46.1	5	8	-37.5	846	601	40.8
May	50	41	22.0	8	6	33.3	816	553	47.6	7	8	-12.5	881	608	44.9
June	43	39	10.3	5	6	-16.7	744	547	36.0	8	8	0.0	800	600	33.3
July	39	35	11.4	8	5	60.0	694	591	17.4	7	9	-22.2	748	640	16.9

Table 23: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: July 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	26	4	141	145	2	20	22	9	202
Northeast	37	0	25	25	4	2	6	3	71
Northwest	23	0	23	23	19	95	114	0	160
South Central	28	0	23	23	0	14	14	2	67
Southeast	49	0	0	0	47	125	172	12	233
Southwest	68	11	80	91	4	116	120	15	294
West	31	0	44	44	21	16	37	3	115
Total Edmonton City	**262**	**15**	**336**	**351**	**97**	**388**	**485**	**44**	**1,142**
Beaumont Town	13	0	0	0	0	8	8	9	30
Calmar Town	0	2	0	2	0	0	0	0	2
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	38	41	0	41	9	0	9	4	92
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	13	20	85	105	14	0	14	3	135
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	6	0	36	36	0	0	0	0	42
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	50	0	42	42	9	47	56	25	173
St. Albert City	16	21	110	131	4	0	4	0	151
Stony Plain Town	19	0	0	0	12	0	12	5	36
Strathcona County	26	0	15	15	6	33	39	3	83
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	2	0	2	1	3
Total Rural	**181**	**84**	**288**	**372**	**56**	**88**	**144**	**50**	**747**
Grand Total	**443**	**99**	**624**	**723**	**153**	**476**	**629**	**94**	**1,889**

Table 24: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	481	46	252	298	46	341	387	67	1,233
February	500	46	584	630	47	323	370	72	1,572
March	531	47	936	983	64	303	367	71	1,952
April	529	53	1,065	1,118	66	344	410	64	2,121
May	508	86	860	946	100	344	444	68	1,966
June	480	78	804	882	129	405	534	53	1,949
July	443	99	624	723	153	476	629	94	1,889

Table 25: Edmonton Metropolitan Area
Unabsorbed Single-Detached Units by Zone and Months Since Completion: July 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	2	1	0	0	0	0	1	0	0	0	0	2	3	9
Northeast	14	10	7	5	5	14	5	2	0	1	4	2	19	88
Northwest	12	3	10	3	10	4	2	7	5	2	9	3	26	96
South Central	3	1	2	0	0	0	0	0	0	0	0	1	0	7
Southeast	17	13	13	6	2	5	14	4	4	2	0	6	20	106
Southwest	26	16	12	8	0	4	5	13	12	0	0	0	8	104
West	7	6	4	1	6	2	3	7	8	2	0	0	8	54
Total Edmonton City	**81**	**50**	**48**	**23**	**23**	**29**	**30**	**33**	**29**	**7**	**13**	**14**	**84**	**464**
Beaumont Town	6	3	2	5	2	1	0	1	2	0	1	0	8	31
Calmar Town	0	0	0	1	0	1	1	0	0	0	0	0	0	3
Devon Town	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Fort Saskatchewan City	3	1	6	1	1	6	2	3	4	2	5	3	10	47
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	2	1	8	3	5	3	2	3	0	1	1	2	20	51
Leduc County	1	0	0	4	0	1	0	0	0	0	0	0	2	8
Morinville Town	1	0	2	2	3	0	0	0	0	1	2	0	0	11
Parkland County	0	1	0	0	0	1	1	1	3	0	0	0	0	7
Spruce Grove City	2	3	2	1	3	1	3	1	3	1	0	1	14	35
St. Albert City	1	1	6	1	4	4	0	1	3	2	1	0	7	31
Stony Plain Town	1	6	1	3	0	1	2	0	0	0	1	2	11	28
Strathcona County	3	1	4	0	0	3	0	0	2	3	0	0	7	23
Sturgeon County	1	0	0	0	0	1	0	2	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	1	0	0	0	0	0	1	0	0	0	1	3
Total Rural	**21**	**17**	**34**	**21**	**18**	**23**	**11**	**12**	**18**	**10**	**11**	**8**	**80**	**284**
Grand Total	**102**	**67**	**82**	**44**	**41**	**52**	**41**	**45**	**47**	**17**	**24**	**22**	**164**	**748**

Table 26: Edmonton Metropolitan Area
Unabsorbed Multiple Units by Zone and Months Since Completion: July 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	10	15	5	138	17	2	0	0	1	2	0	0	12	202
Northeast	9	7	9	26	3	0	0	2	0	3	4	0	8	71
Northwest	34	1	22	1	0	0	0	24	17	0	20	25	16	160
South Central	26	30	2	0	6	2	0	1	0	0	0	0	0	67
Southeast	103	31	20	28	3	0	4	4	26	2	0	0	12	233
Southwest	102	44	10	9	13	8	7	8	0	0	29	0	64	294
West	15	17	4	13	49	1	9	3	0	1	0	0	3	115
Total Edmonton City	**299**	**145**	**72**	**215**	**91**	**13**	**20**	**42**	**44**	**8**	**53**	**25**	**115**	**1,142**
Beaumont Town	8	9	2	2	1	1	0	3	4	0	0	0	0	30
Calmar Town	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	33	21	13	2	1	3	4	2	1	0	4	5	3	92
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	14	0	4	0	2	86	3	0	0	2	0	2	22	135
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	36	0	0	4	0	0	2	0	0	0	0	0	0	42
Parkland County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spruce Grove City	68	10	19	3	5	6	2	1	4	2	1	4	48	173
St. Albert City	0	4	17	110	5	8	0	0	0	0	0	0	7	151
Stony Plain Town	7	1	3	2	3	0	1	1	0	0	0	1	17	36
Strathcona County	4	0	3	0	16	0	4	32	9	3	1	0	11	83
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	1	0	2	0	0	0	0	0	0	0	0	3
Total Rural	**170**	**47**	**62**	**123**	**35**	**104**	**16**	**39**	**18**	**7**	**6**	**12**	**108**	**747**
Grand Total	**469**	**192**	**134**	**338**	**126**	**117**	**36**	**81**	**62**	**15**	**59**	**37**	**223**	**1,889**

Table 27: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Zone and Price Range: July 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	1	6	1	0	1	9
Northeast	0	14	26	37	9	2	88
Northwest	0	8	18	45	21	4	96
South Central	0	0	1	0	4	2	7
Southeast	0	13	32	23	22	16	106
Southwest	0	11	22	31	19	21	104
West	0	1	12	27	5	9	54
Total Edmonton City	**0**	**48**	**117**	**164**	**80**	**55**	**464**
Beaumont Town	0	4	7	15	2	3	31
Calmar Town	0	3	0	0	0	0	3
Devon Town	0	1	0	1	0	0	2
Fort Saskatchewan City	0	4	21	14	5	3	47
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	9	22	11	6	3	51
Leduc County	0	0	0	1	2	5	8
Morinville Town	0	5	5	1	0	0	11
Parkland County	2	0	0	1	1	3	7
Spruce Grove City	0	9	9	8	4	5	35
St. Albert City	0	0	1	4	10	16	31
Stony Plain Town	0	3	11	8	0	6	28
Strathcona County	0	0	0	10	5	8	23
Sturgeon County	1	0	0	0	0	3	4
First Nations	0	0	0	0	0	0	0
Other Centres	0	2	1	0	0	0	3
Total Rural	**3**	**40**	**77**	**74**	**35**	**55**	**284**
Grand Total	**3**	**88**	**194**	**238**	**115**	**110**	**748**

Table 28: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2016

Month	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
January	4	83	237	274	123	101	822
February	6	85	221	276	129	111	828
March	5	107	227	271	123	108	841
April	5	105	239	275	119	103	846
May	7	110	252	274	126	112	881
June	4	93	216	250	119	118	800
July	3	88	194	238	115	110	748

Table 29a: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: July 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	1	1	5	0	1	4	12
Northeast	0	4	11	13	3	1	32
Northwest	0	2	14	14	8	7	45
South Central	0	0	0	2	1	2	5
Southeast	0	7	19	19	10	6	61
Southwest	0	14	9	33	12	21	89
West	0	8	17	10	6	9	50
Total Edmonton City	**1**	**36**	**75**	**91**	**41**	**50**	**294**
Beaumont Town	0	17	1	0	1	0	19
Calmar Town	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	2	7	0	1	0	10
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	5	5	1	1	0	12
Leduc County	2	0	5	5	2	3	17
Morinville Town	0	1	2	0	0	0	3
Parkland County	0	0	0	0	0	0	0
Spruce Grove City	0	1	7	2	5	2	17
St. Albert City	0	0	0	6	9	1	16
Stony Plain Town	0	0	2	0	0	0	2
Strathcona County	0	1	7	10	5	1	24
Sturgeon County	1	3	1	1	0	1	7
First Nations	0	0	0	0	0	0	0
Other Centres	1	0	0	0	0	0	1
Total Rural	**4**	**30**	**37**	**25**	**24**	**8**	**128**
Grand Total	**5**	**66**	**112**	**116**	**65**	**58**	**422**

Table 29b: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	3	6	27	13	6	20	75
Northeast	2	52	57	76	22	6	215
Northwest	0	29	79	116	45	28	297
South Central	0	2	3	19	8	26	58
Southeast	0	54	130	140	76	59	459
Southwest	0	73	142	188	74	140	617
West	1	44	144	119	53	57	418
Total Edmonton City	**6**	**260**	**582**	**671**	**284**	**336**	**2,139**
Beaumont Town	2	40	28	17	6	0	93
Calmar Town	1	8	0	0	0	0	9
Devon Town	0	1	1	0	0	0	2
Fort Saskatchewan City	0	13	42	16	3	2	76
Gibbons Town	0	1	0	0	0	0	1
Leduc City	0	41	57	20	6	5	129
Leduc County	5	7	16	14	10	18	70
Morinville Town	0	17	9	0	0	0	26
Parkland County	1	1	0	1	1	6	10
Spruce Grove City	0	20	60	26	16	8	130
St. Albert City	0	0	10	21	35	24	90
Stony Plain Town	0	3	15	2	4	5	29
Strathcona County	0	2	40	53	22	36	153
Sturgeon County	11	10	7	8	10	26	72
First Nations	0	0	0	0	0	0	0
Other Centres	2	7	0	0	2	1	12
Total Rural	**22**	**171**	**285**	**178**	**115**	**131**	**902**
Grand Total	**28**	**431**	**867**	**849**	**399**	**467**	**3,041**

Table 30a: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: July 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	12	12	0.0	115	23	400.0	127	35	262.9
Northeast	32	16	100.0	44	39	12.8	76	55	38.2
Northwest	45	84	-46.4	111	31	258.1	156	115	35.7
South Central	9	11	-18.2	44	5	780.0	53	16	231.3
Southeast	61	90	-32.2	104	188	-44.7	165	278	-40.6
Southwest	89	131	-32.1	102	505	-79.8	191	636	-70.0
West	50	65	-23.1	144	33	336.4	194	98	98.0
Total Edmonton City	**298**	**409**	**-27.1**	**664**	**824**	**-19.4**	**962**	**1,233**	**-22.0**
Beaumont Town	19	16	18.8	2	5	-60.0	21	21	0.0
Calmar Town	0	1	-100.0	2	0	--	2	1	100.0
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	10	20	-50.0	29	15	93.3	39	35	11.4
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	12	40	-70.0	10	28	-64.3	22	68	-67.6
Leduc County	17	10	70.0	0	0	--	17	10	70.0
Morinville Town	3	16	-81.3	2	0	--	5	16	-68.8
Parkland County	8	17	-52.9	0	0	--	8	17	-52.9
Spruce Grove City	17	34	-50.0	195	17	1,047.1	212	51	315.7
St. Albert City	16	17	-5.9	2	87	-97.7	18	104	-82.7
Stony Plain Town	2	11	-81.8	3	4	-25.0	5	15	-66.7
Strathcona County	26	35	-25.7	46	64	-28.1	72	99	-27.3
Sturgeon County	7	10	-30.0	0	0	--	7	10	-30.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	2	-50.0	2	0	--	3	2	50.0
Total Rural	**138**	**230**	**-40.0**	**293**	**220**	**33.2**	**431**	**450**	**-4.2**
Grand Total	**436**	**639**	**-31.8**	**957**	**1,044**	**-8.3**	**1,393**	**1,683**	**-17.2**

Table 30b: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	79	66	19.7	961	93	933.3	1,040	159	554.1
Northeast	215	175	22.9	197	602	-67.3	412	777	-47.0
Northwest	299	577	-48.2	317	319	-0.6	616	896	-31.3
South Central	73	64	14.1	176	182	-3.3	249	246	1.2
Southeast	460	545	-15.6	691	762	-9.3	1,151	1,307	-11.9
Southwest	617	793	-22.2	1,277	1,640	-22.1	1,894	2,433	-22.2
West	418	546	-23.4	504	335	50.4	922	881	4.7
Total Edmonton City	**2,161**	**2,766**	**-21.9**	**4,123**	**3,933**	**4.8**	**6,284**	**6,699**	**-6.2**
Beaumont Town	93	85	9.4	159	25	536.0	252	110	129.1
Calmar Town	9	13	-30.8	2	0	--	11	13	-15.4
Devon Town	2	2	0.0	2	0	--	4	2	100.0
Fort Saskatchewan City	76	123	-38.2	192	62	209.7	268	185	44.9
Gibbons Town	1	5	-80.0	0	0	--	1	5	-80.0
Leduc City	129	181	-28.7	141	186	-24.2	270	367	-26.4
Leduc County	71	87	-18.4	0	0	--	71	87	-18.4
Morinville Town	26	41	-36.6	10	2	400.0	36	43	-16.3
Parkland County	69	89	-22.5	0	3	--	69	92	-25.0
Spruce Grove City	130	205	-36.6	316	194	62.9	446	399	11.8
St. Albert City	90	117	-23.1	52	154	-66.2	142	271	-47.6
Stony Plain Town	29	41	-29.3	35	57	-38.6	64	98	-34.7
Strathcona County	162	147	10.2	153	212	-27.8	315	359	-12.3
Sturgeon County	76	64	18.8	0	0	--	76	64	18.8
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	15	12	25.0	5	0	--	20	12	66.7
Total Rural	**978**	**1,212**	**-19.3**	**1,067**	**895**	**19.2**	**2,045**	**2,107**	**-2.9**
Grand Total	**3,139**	**3,978**	**-21.1**	**5,190**	**4,828**	**7.5**	**8,329**	**8,806**	**-5.4**

Table 31a: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: July 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	3	0	--	0	0	--	9	12	-25.0	0	0	--	12	12	0.0
Northeast	0	0	--	1	1	0.0	31	15	106.7	0	0	--	32	16	100.0
Northwest	2	2	0.0	0	1	-100.0	43	79	-45.6	0	2	-100.0	45	84	-46.4
South Central	0	0	--	0	0	--	7	10	-30.0	2	1	100.0	9	11	-18.2
Southeast	0	1	-100.0	0	1	-100.0	61	88	-30.7	0	0	--	61	90	-32.2
Southwest	5	2	150.0	0	0	--	83	129	-35.7	1	0	--	89	131	-32.1
West	5	2	150.0	1	0	--	44	63	-30.2	0	0	--	50	65	-23.1
Total Edmonton City	**15**	**7**	**114.3**	**2**	**3**	**-33.3**	**278**	**396**	**-29.8**	**3**	**3**	**0.0**	**298**	**409**	**-27.1**
Beaumont Town	0	0	--	0	0	--	19	16	18.8	0	0	--	19	16	18.8
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	1	0	--	0	0	--	9	20	-55.0	0	0	--	10	20	-50.0
Gibbons Town	0	0	--	0	1	-100.0	0	0	--	0	0	--	0	1	-100.0
Leduc City	0	1	-100.0	0	0	--	12	39	-69.2	0	0	--	12	40	-70.0
Leduc County	8	5	60.0	0	0	--	8	0	--	1	5	-80.0	17	10	70.0
Morinville Town	0	0	--	0	1	-100.0	3	15	-80.0	0	0	--	3	16	-81.3
Parkland County	2	9	-77.8	0	0	--	5	6	-16.7	1	2	-50.0	8	17	-52.9
Spruce Grove City	0	4	-100.0	0	0	--	17	30	-43.3	0	0	--	17	34	-50.0
St. Albert City	4	2	100.0	0	0	--	12	15	-20.0	0	0	--	16	17	-5.9
Stony Plain Town	0	1	-100.0	0	0	--	2	8	-75.0	0	2	-100.0	2	11	-81.8
Strathcona County	4	6	-33.3	1	1	0.0	21	28	-25.0	0	0	--	26	35	-25.7
Sturgeon County	3	3	0.0	0	0	--	2	6	-66.7	2	1	100.0	7	10	-30.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	2	-100.0	0	0	--	1	0	--	0	0	--	1	2	-50.0
Total Rural	**22**	**33**	**-33.3**	**1**	**3**	**-66.7**	**111**	**184**	**-39.7**	**4**	**10**	**-60.0**	**138**	**230**	**-40.0**
Grand Total	**37**	**40**	**-7.5**	**3**	**6**	**-50.0**	**389**	**580**	**-32.9**	**7**	**13**	**-46.2**	**436**	**639**	**-31.8**

Table 31b: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	14	5	180.0	3	4	-25.0	59	53	11.3	3	4	-25.0	79	66	19.7
Northeast	5	4	25.0	1	5	-80.0	209	166	25.9	0	0	--	215	175	22.9
Northwest	7	6	16.7	4	8	-50.0	287	560	-48.8	1	3	-66.7	299	577	-48.2
South Central	2	4	-50.0	0	0	--	61	58	5.2	10	2	400.0	73	64	14.1
Southeast	5	4	25.0	4	5	-20.0	451	536	-15.9	0	0	--	460	545	-15.6
Southwest	20	23	-13.0	3	1	200.0	591	767	-22.9	3	2	50.0	617	793	-22.2
West	13	30	-56.7	2	0	--	398	516	-22.9	5	0	--	418	546	-23.4
Total Edmonton City	**66**	**76**	**-13.2**	**17**	**23**	**-26.1**	**2,056**	**2,656**	**-22.6**	**22**	**11**	**100.0**	**2,161**	**2,766**	**-21.9**
Beaumont Town	4	3	33.3	0	0	--	89	82	8.5	0	0	--	93	85	9.4
Calmar Town	0	1	-100.0	0	0	--	9	12	-25.0	0	0	--	9	13	-30.8
Devon Town	1	0	--	0	0	--	1	2	-50.0	0	0	--	2	2	0.0
Fort Saskatchewan City	5	11	-54.5	0	2	-100.0	70	110	-36.4	1	0	--	76	123	-38.2
Gibbons Town	0	0	--	0	2	-100.0	1	2	-50.0	0	1	-100.0	1	5	-80.0
Leduc City	8	14	-42.9	1	1	0.0	120	166	-27.7	0	0	--	129	181	-28.7
Leduc County	27	33	-18.2	1	0	--	35	39	-10.3	8	15	-46.7	71	87	-18.4
Morinville Town	3	6	-50.0	0	2	-100.0	23	33	-30.3	0	0	--	26	41	-36.6
Parkland County	25	54	-53.7	0	1	-100.0	33	16	106.3	11	18	-38.9	69	89	-22.5
Spruce Grove City	4	17	-76.5	0	0	--	126	188	-33.0	0	0	--	130	205	-36.6
St. Albert City	15	20	-25.0	0	0	--	75	97	-22.7	0	0	--	90	117	-23.1
Stony Plain Town	2	3	-33.3	0	0	--	27	29	-6.9	0	9	-100.0	29	41	-29.3
Strathcona County	32	28	14.3	1	4	-75.0	128	112	14.3	1	3	-66.7	162	147	10.2
Sturgeon County	27	30	-10.0	0	0	--	34	26	30.8	15	8	87.5	76	64	18.8
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	7	8	-12.5	1	0	--	6	3	100.0	1	1	0.0	15	12	25.0
Total Rural	**160**	**228**	**-29.8**	**4**	**12**	**-66.7**	**777**	**917**	**-15.3**	**37**	**55**	**-32.7**	**978**	**1,212**	**-19.3**
Grand Total	**226**	**304**	**-25.7**	**21**	**35**	**-40.0**	**2,833**	**3,573**	**-20.7**	**59**	**66**	**-10.6**	**3,139**	**3,978**	**-21.1**

Table 32a: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone. Type and Tenure: July 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	14	11	80	91	7	1	8	2	115
Northeast	30	0	13	13	0	0	0	1	44
Northwest	12	2	8	10	35	54	89	0	111
South Central	10	0	33	33	0	0	0	1	44
Southeast	44	0	0	0	28	31	59	1	104
Southwest	42	32	7	39	0	16	16	5	102
West	23	0	93	93	18	7	25	3	144
Total Edmonton City	**175**	**45**	**234**	**279**	**88**	**109**	**197**	**13**	**664**
Beaumont Town	1	1	0	1	0	0	0	0	2
Calmar Town	0	2	0	2	0	0	0	0	2
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	7	5	12	0	0	0	3	29
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	3	0	3	1	10
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	2
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	17	0	103	103	5	48	53	22	195
St. Albert City	2	0	0	0	0	0	0	0	2
Stony Plain Town	1	0	0	0	2	0	2	0	3
Strathcona County	9	0	36	36	0	0	0	1	46
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	2	0	2	0	2
Total Rural	**52**	**10**	**144**	**154**	**12**	**48**	**60**	**27**	**293**
Grand Total	**227**	**55**	**378**	**433**	**100**	**157**	**257**	**40**	**957**

Table 32b: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	98	31	501	532	13	305	318	13	961
Northeast	89	3	91	94	6	7	13	1	197
Northwest	93	20	22	42	120	62	182	0	317
South Central	67	0	41	41	0	67	67	1	176
Southeast	221	0	25	25	108	290	398	47	691
Southwest	320	49	554	603	22	248	270	84	1,277
West	181	0	128	128	65	115	180	15	504
Total Edmonton City	**1,069**	**103**	**1,362**	**1,465**	**334**	**1,094**	**1,428**	**161**	**4,123**
Beaumont Town	25	65	63	128	0	0	0	6	159
Calmar Town	0	2	0	2	0	0	0	0	2
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	85	39	48	87	13	0	13	7	192
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	37	0	75	75	7	0	7	22	141
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	10	0	0	0	0	0	0	0	10
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	125	4	103	107	10	49	59	25	316
St. Albert City	28	18	3	21	3	0	3	0	52
Stony Plain Town	22	0	0	0	9	0	9	4	35
Strathcona County	45	0	93	93	3	11	14	1	153
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	2	0	2	3	5
Total Rural	**379**	**128**	**385**	**513**	**47**	**60**	**107**	**68**	**1,067**
Grand Total	**1,448**	**231**	**1,747**	**1,978**	**381**	**1,154**	**1,535**	**229**	**5,190**

Table 33a: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: July 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	475,800	489,900	.	.	1,585,067	675,900	.	.	1,307,750	492,550
Northeast	.	.	500,900	500,900	511,779	519,525	.	.	511,439	510,213
Northwest	638,450	638,450	.	.	556,513	529,000	.	.	560,154	529,000
South Central	.	.	.	.	711,767	575,700	726,250	726,250	717,560	609,700
Southeast	.	.	.	.	530,314	516,460	.	.	530,314	516,460
Southwest	611,800	598,000	.	.	672,688	559,900	4,755,900	4,755,900	715,146	565,000
West	461,580	487,700	889,300	889,300	625,230	501,400	.	.	614,146	501,400
Total Edmonton City	**538,080**	**505,600**	**695,100**	**695,100**	**627,330**	**529,900**	**2,069,467**	**842,800**	**637,953**	**529,900**
Beaumont Town	.	.	.	.	390,019	383,413	.	.	390,019	383,413
Calmar Town	.	.	.	.	.	.	.	.	.	.
Devon Town	.	.	.	.	.	.	.	.	.	.
Fort Saskatchewan City	638,000	638,000	.	.	439,333	460,000	.	.	459,200	462,500
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	.	.	.	.	445,209	427,450	.	.	445,209	427,450
Leduc County	594,791	527,601	.	.	533,756	514,319	203,618	203,618	543,058	516,301
Morinville Town	.	.	.	.	388,267	405,000	.	.	388,267	405,000
Parkland County	.	.	.	.	.	.	.	.	.	.
Spruce Grove City	.	.	.	.	544,607	559,694	.	.	544,607	559,694
St. Albert City	617,300	569,700	.	.	632,791	633,950	.	.	628,918	621,950
Stony Plain Town	.	.	.	.	443,000	443,000	.	.	443,000	443,000
Strathcona County	472,488	482,475	.	.	577,150	527,500	.	.	559,706	527,500
Sturgeon County	410,000	340,000	.	.	685,000	685,000	225,000	225,000	435,714	340,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	.	.	.	.	284,900	284,900	.	.	284,900	284,900
Total Rural	**549,274**	**544,700**	.	.	**505,499**	**470,000**	**217,873**	**203,618**	**505,598**	**476,500**
Grand Total	**544,476**	**520,000**	**695,100**	**695,100**	**593,578**	**520,900**	**1,143,670**	**454,850**	**597,808**	**520,900**

Table 33b: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	439,789	447,300	391,100	395,699	845,107	542,844	2,061,500	2,061,500	783,725	513,700
Northeast	520,990	495,900	500,900	500,900	496,875	495,900	.	.	497,454	495,900
Northwest	544,282	497,900	496,390	492,450	549,406	533,250	516,500	516,500	548,460	529,900
South Central	513,900	513,900	.	.	780,340	645,000	1,040,620	614,350	820,622	631,100
Southeast	510,518	505,680	523,237	511,650	549,163	530,000	.	.	548,516	529,900
Southwest	594,603	557,540	649,633	690,000	653,800	539,700	1,950,400	570,000	658,165	539,900
West	490,446	487,700	688,150	688,150	589,871	518,850	551,040	556,000	586,785	518,850
Total Edmonton City	**521,636**	**489,900**	**533,994**	**497,700**	**595,637**	**530,000**	**1,126,290**	**596,400**	**598,108**	**529,900**
Beaumont Town	499,540	502,724	.	.	432,945	406,311	.	.	435,809	414,511
Calmar Town	.	.	.	.	337,657	329,612	.	.	337,657	329,612
Devon Town	361,924	361,924	.	.	426,111	426,111	.	.	394,018	394,018
Fort Saskatchewan City	618,180	599,900	.	.	460,166	460,000	550,000	550,000	471,743	460,000
Gibbons Town	.	.	.	.	369,000	369,000	.	.	369,000	369,000
Leduc City	599,685	550,000	498,113	498,113	455,470	424,885	.	.	464,744	434,900
Leduc County	581,865	499,900	451,000	451,000	638,996	671,900	314,410	296,813	581,816	562,649
Morinville Town	389,967	390,000	.	.	383,452	390,000	.	.	384,204	390,000
Parkland County	718,000	725,000	.	.	759,363	726,225	169,900	169,900	679,735	713,725
Spruce Grove City	605,849	634,950	.	.	495,074	475,100	.	.	498,482	476,600
St. Albert City	724,053	626,000	.	.	665,846	649,000	.	.	675,547	647,450
Stony Plain Town	1,644,950	1,644,950	.	.	516,211	470,000	.	.	594,055	474,900
Strathcona County	680,071	563,000	.	.	650,158	539,000	1,800,000	1,800,000	662,757	544,000
Sturgeon County	606,800	560,000	.	.	917,353	785,000	253,462	180,000	689,653	595,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	540,333	527,000	390,000	390,000	356,975	376,500	320,000	320,000	448,325	376,500
Total Rural	**636,539**	**560,000**	**446,371**	**451,000**	**543,345**	**490,750**	**347,324**	**248,259**	**551,342**	**496,812**
Grand Total	**598,434**	**539,950**	**520,851**	**492,350**	**581,643**	**520,950**	**710,842**	**516,500**	**584,237**	**521,000**

Table 34a: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: July 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	2	3	-33.3	94	11	754.5	96	14	585.7
Northeast	7	6	16.7	21	16	31.3	28	22	27.3
Northwest	16	15	6.7	27	5	440.0	43	20	115.0
South Central	2	3	-33.3	7	1	600.0	9	4	125.0
Southeast	22	18	22.2	36	16	125.0	58	34	70.6
Southwest	35	14	150.0	43	41	4.9	78	55	41.8
West	21	8	162.5	108	4	2,600.0	129	12	975.0
Total Edmonton City	**105**	**67**	**56.7**	**336**	**94**	**257.4**	**441**	**161**	**173.9**
Beaumont Town	2	4	-50.0	2	0	--	4	4	0.0
Calmar Town	0	0	--	2	0	--	2	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	6	10	-40.0	22	6	266.7	28	16	75.0
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	7	13	-46.2	5	4	25.0	12	17	-29.4
Leduc County	3	0	--	0	0	--	3	0	--
Morinville Town	1	4	-75.0	2	0	--	3	4	-25.0
Parkland County	0	1	-100.0	0	0	--	0	1	-100.0
Spruce Grove City	11	7	57.1	116	11	954.5	127	18	605.6
St. Albert City	7	5	40.0	2	0	--	9	5	80.0
Stony Plain Town	0	3	-100.0	1	2	-50.0	1	5	-80.0
Strathcona County	8	6	33.3	38	57	-33.3	46	63	-27.0
Sturgeon County	0	0	--	0	0	--	0	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	2	0	--	2	1	100.0
Total Rural	**45**	**54**	**-16.7**	**192**	**80**	**140.0**	**237**	**134**	**76.9**
Grand Total	**150**	**121**	**24.0**	**528**	**174**	**203.4**	**678**	**295**	**129.8**

Table 34b: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	20	15	33.3	400	49	716.3	420	64	556.3
Northeast	84	39	115.4	107	174	-38.5	191	213	-10.3
Northwest	113	101	11.9	99	36	175.0	212	137	54.7
South Central	18	14	28.6	50	16	212.5	68	30	126.7
Southeast	115	77	49.4	152	148	2.7	267	225	18.7
Southwest	148	120	23.3	452	188	140.4	600	308	94.8
West	97	91	6.6	210	20	950.0	307	111	176.6
Total Edmonton City	**595**	**457**	**30.2**	**1,470**	**631**	**133.0**	**2,065**	**1,088**	**89.8**
Beaumont Town	12	18	-33.3	10	2	400.0	22	20	10.0
Calmar Town	6	1	500.0	2	0	--	8	1	700.0
Devon Town	0	0	--	2	0	--	2	0	--
Fort Saskatchewan City	52	52	0.0	143	19	652.6	195	71	174.6
Gibbons Town	1	0	--	0	0	--	1	0	--
Leduc City	50	47	6.4	103	55	87.3	153	102	50.0
Leduc County	7	11	-36.4	0	0	--	7	11	-36.4
Morinville Town	11	6	83.3	7	2	250.0	18	8	125.0
Parkland County	5	9	-44.4	0	1	--	5	10	-50.0
Spruce Grove City	61	54	13.0	163	87	87.4	224	141	58.9
St. Albert City	34	34	0.0	24	54	-55.6	58	88	-34.1
Stony Plain Town	17	12	41.7	21	37	-43.2	38	49	-22.4
Strathcona County	43	27	59.3	114	75	52.0	157	102	53.9
Sturgeon County	3	0	--	0	0	--	3	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	3	4	-25.0	2	0	--	5	4	25.0
Total Rural	**305**	**275**	**10.9**	**591**	**332**	**78.0**	**896**	**607**	**47.6**
Grand Total	**900**	**732**	**23.0**	**2,061**	**963**	**114.0**	**2,961**	**1,695**	**74.7**

Table 35a: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: July 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	0	--	2	3	-33.3	0	0	--	2	3	-33.3
Northeast	0	0	--	0	0	--	7	6	16.7	0	0	--	7	6	16.7
Northwest	0	0	--	0	1	-100.0	16	14	14.3	0	0	--	16	15	6.7
South Central	0	0	--	0	0	--	2	3	-33.3	0	0	--	2	3	-33.3
Southeast	0	1	-100.0	0	0	--	22	17	29.4	0	0	--	22	18	22.2
Southwest	1	0	--	0	0	--	33	14	135.7	1	0	--	35	14	150.0
West	2	1	100.0	0	0	--	19	7	171.4	0	0	--	21	8	162.5
Total Edmonton City	**3**	**2**	**50.0**	**0**	**1**	**-100.0**	**101**	**64**	**57.8**	**1**	**0**	**--**	**105**	**67**	**56.7**
Beaumont Town	0	0	--	0	0	--	2	4	-50.0	0	0	--	2	4	-50.0
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	0	--	0	0	--	6	10	-40.0	0	0	--	6	10	-40.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	0	--	0	0	--	7	13	-46.2	0	0	--	7	13	-46.2
Leduc County	1	0	--	0	0	--	2	0	--	0	0	--	3	0	--
Morinville Town	0	0	--	0	0	--	1	4	-75.0	0	0	--	1	4	-75.0
Parkland County	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Spruce Grove City	0	2	-100.0	0	0	--	11	5	120.0	0	0	--	11	7	57.1
St. Albert City	0	0	--	0	0	--	7	5	40.0	0	0	--	7	5	40.0
Stony Plain Town	0	1	-100.0	0	0	--	0	1	-100.0	0	1	-100.0	0	3	-100.0
Strathcona County	1	1	0.0	0	1	-100.0	7	4	75.0	0	0	--	8	6	33.3
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Total Rural	**2**	**5**	**-60.0**	**0**	**1**	**-100.0**	**43**	**47**	**-8.5**	**0**	**1**	**-100.0**	**45**	**54**	**-16.7**
Grand Total	**5**	**7**	**-28.6**	**0**	**2**	**-100.0**	**144**	**111**	**29.7**	**1**	**1**	**0.0**	**150**	**121**	**24.0**

Table 35b: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	5	1	400.0	0	0	--	15	10	50.0	0	4	-100.0	20	15	33.3
Northeast	0	0	--	0	0	--	84	39	115.4	0	0	--	84	39	115.4
Northwest	0	1	-100.0	1	1	0.0	112	99	13.1	0	0	--	113	101	11.9
South Central	1	0	--	0	0	--	16	14	14.3	1	0	--	18	14	28.6
Southeast	0	1	-100.0	0	1	-100.0	115	75	53.3	0	0	--	115	77	49.4
Southwest	3	4	-25.0	0	0	--	144	116	24.1	1	0	--	148	120	23.3
West	4	4	0.0	0	0	--	93	87	6.9	0	0	--	97	91	6.6
Total Edmonton City	**13**	**11**	**18.2**	**1**	**2**	**-50.0**	**579**	**440**	**31.6**	**2**	**4**	**-50.0**	**595**	**457**	**30.2**
Beaumont Town	1	0	--	0	0	--	11	18	-38.9	0	0	--	12	18	-33.3
Calmar Town	0	0	--	0	0	--	6	1	500.0	0	0	--	6	1	500.0
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	1	2	-50.0	0	1	-100.0	50	49	2.0	1	0	--	52	52	0.0
Gibbons Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Leduc City	3	2	50.0	1	0	--	46	45	2.2	0	0	--	50	47	6.4
Leduc County	2	3	-33.3	0	0	--	5	7	-28.6	0	1	-100.0	7	11	-36.4
Morinville Town	1	0	--	0	0	--	10	6	66.7	0	0	--	11	6	83.3
Parkland County	3	5	-40.0	0	0	--	1	3	-66.7	1	1	0.0	5	9	-44.4
Spruce Grove City	0	10	-100.0	0	0	--	61	44	38.6	0	0	--	61	54	13.0
St. Albert City	2	7	-71.4	0	0	--	32	27	18.5	0	0	--	34	34	0.0
Stony Plain Town	0	1	-100.0	0	0	--	17	9	88.9	0	2	-100.0	17	12	41.7
Strathcona County	7	5	40.0	0	1	-100.0	36	21	71.4	0	0	--	43	27	59.3
Sturgeon County	1	0	--	0	0	--	1	0	--	1	0	--	3	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	4	-75.0	0	0	--	2	0	--	0	0	--	3	4	-25.0
Total Rural	**22**	**39**	**-43.6**	**1**	**2**	**-50.0**	**279**	**230**	**21.3**	**3**	**4**	**-25.0**	**305**	**275**	**10.9**
Grand Total	**35**	**50**	**-30.0**	**2**	**4**	**-50.0**	**858**	**670**	**28.1**	**5**	**8**	**-37.5**	**900**	**732**	**23.0**

Table 36a: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: July 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	10	2	80	82	0	1	1	1	94
Northeast	8	0	13	13	0	0	0	0	21
Northwest	4	2	8	10	3	10	13	0	27
South Central	5	0	2	2	0	0	0	0	7
Southeast	15	0	0	0	11	9	20	1	36
Southwest	11	6	7	13	0	16	16	3	43
West	4	0	93	93	4	7	11	0	108
Total Edmonton City	**57**	**10**	**203**	**213**	**18**	**43**	**61**	**5**	**336**
Beaumont Town	1	1	0	1	0	0	0	0	2
Calmar Town	0	2	0	2	0	0	0	0	2
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	10	7	5	12	0	0	0	0	22
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	1	5
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	2
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	15	0	96	96	0	4	4	1	116
St. Albert City	2	0	0	0	0	0	0	0	2
Stony Plain Town	0	0	0	0	1	0	1	0	1
Strathcona County	2	0	36	36	0	0	0	0	38
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	2	0	2	0	2
Total Rural	**36**	**10**	**137**	**147**	**3**	**4**	**7**	**2**	**192**
Grand Total	**93**	**20**	**340**	**360**	**21**	**47**	**68**	**7**	**528**

Table 36b: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	43	9	332	341	0	4	4	12	400
Northeast	41	3	56	59	0	7	7	0	107
Northwest	34	20	22	42	5	18	23	0	99
South Central	40	0	6	6	0	4	4	0	50
Southeast	82	0	25	25	16	13	29	16	152
Southwest	110	16	266	282	6	33	39	21	452
West	62	0	118	118	8	13	21	9	210
Total Edmonton City	**412**	**48**	**825**	**873**	**35**	**92**	**127**	**58**	**1,470**
Beaumont Town	5	1	0	1	0	0	0	4	10
Calmar Town	0	2	0	2	0	0	0	0	2
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	64	29	46	75	0	0	0	4	143
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	24	0	67	67	0	0	0	12	103
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	7	0	0	0	0	0	0	0	7
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	58	3	96	99	0	5	5	1	163
St. Albert City	16	5	3	8	0	0	0	0	24
Stony Plain Town	13	0	0	0	4	0	4	4	21
Strathcona County	26	0	75	75	2	11	13	0	114
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	2	0	2	0	2
Total Rural	**215**	**40**	**287**	**327**	**8**	**16**	**24**	**25**	**591**
Grand Total	**627**	**88**	**1,112**	**1,200**	**43**	**108**	**151**	**83**	**2,061**

Table 37a: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: July 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	8	9	-11.1	21	12	75.0	29	21	38.1
Northeast	25	10	150.0	23	23	0.0	48	33	45.5
Northwest	29	69	-58.0	84	26	223.1	113	95	18.9
South Central	7	8	-12.5	37	4	825.0	44	12	266.7
Southeast	39	72	-45.8	68	172	-60.5	107	244	-56.1
Southwest	54	117	-53.8	59	464	-87.3	113	581	-80.6
West	29	57	-49.1	36	29	24.1	65	86	-24.4
Total Edmonton City	**191**	**342**	**-44.2**	**328**	**730**	**-55.1**	**519**	**1,072**	**-51.6**
Beaumont Town	17	12	41.7	0	5	-100.0	17	17	0.0
Calmar Town	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	4	10	-60.0	7	9	-22.2	11	19	-42.1
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	3	27	-88.9	4	24	-83.3	7	51	-86.3
Leduc County	14	10	40.0	0	0	--	14	10	40.0
Morinville Town	2	12	-83.3	0	0	--	2	12	-83.3
Parkland County	8	16	-50.0	0	0	--	8	16	-50.0
Spruce Grove City	6	27	-77.8	79	6	1,216.7	85	33	157.6
St. Albert City	9	12	-25.0	0	87	-100.0	9	99	-90.9
Stony Plain Town	2	8	-75.0	2	2	0.0	4	10	-60.0
Strathcona County	18	29	-37.9	8	7	14.3	26	36	-27.8
Sturgeon County	7	10	-30.0	0	0	--	7	10	-30.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	1	1	0.0
Total Rural	**91**	**176**	**-48.3**	**100**	**140**	**-28.6**	**191**	**316**	**-39.6**
Grand Total	**282**	**518**	**-45.6**	**428**	**870**	**-50.8**	**710**	**1,388**	**-48.8**

Table 37b: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	57	51	11.8	561	44	1,175.0	618	95	550.5
Northeast	129	136	-5.1	90	428	-79.0	219	564	-61.2
Northwest	186	476	-60.9	218	283	-23.0	404	759	-46.8
South Central	55	50	10.0	126	166	-24.1	181	216	-16.2
Southeast	345	468	-26.3	539	614	-12.2	884	1,082	-18.3
Southwest	469	673	-30.3	825	1,452	-43.2	1,294	2,125	-39.1
West	321	455	-29.5	294	315	-6.7	615	770	-20.1
Total Edmonton City	**1,562**	**2,309**	**-32.4**	**2,653**	**3,302**	**-19.7**	**4,215**	**5,611**	**-24.9**
Beaumont Town	81	67	20.9	149	23	547.8	230	90	155.6
Calmar Town	3	12	-75.0	0	0	--	3	12	-75.0
Devon Town	1	2	-50.0	0	0	--	1	2	-50.0
Fort Saskatchewan City	23	71	-67.6	49	43	14.0	72	114	-36.8
Gibbons Town	0	5	-100.0	0	0	--	0	5	-100.0
Leduc City	77	134	-42.5	37	131	-71.8	114	265	-57.0
Leduc County	64	76	-15.8	0	0	--	64	76	-15.8
Morinville Town	15	35	-57.1	3	0	--	18	35	-48.6
Parkland County	64	80	-20.0	0	2	--	64	82	-22.0
Spruce Grove City	68	151	-55.0	152	107	42.1	220	258	-14.7
St. Albert City	55	83	-33.7	27	100	-73.0	82	183	-55.2
Stony Plain Town	12	29	-58.6	14	20	-30.0	26	49	-46.9
Strathcona County	119	120	-0.8	39	137	-71.5	158	257	-38.5
Sturgeon County	73	64	14.1	0	0	--	73	64	14.1
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	12	8	50.0	3	0	--	15	8	87.5
Total Rural	**667**	**937**	**-28.8**	**473**	**563**	**-16.0**	**1,140**	**1,500**	**-24.0**
Grand Total	**2,229**	**3,246**	**-31.3**	**3,126**	**3,865**	**-19.1**	**5,355**	**7,111**	**-24.7**

Table 38a: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: July 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	0	--	0	0	--	7	9	-22.2	0	0	--	8	9	-11.1
Northeast	0	0	--	1	1	0.0	24	9	166.7	0	0	--	25	10	150.0
Northwest	2	2	0.0	0	0	--	27	65	-58.5	0	2	-100.0	29	69	-58.0
South Central	0	0	--	0	0	--	5	7	-28.6	2	1	100.0	7	8	-12.5
Southeast	0	0	--	0	1	-100.0	39	71	-45.1	0	0	--	39	72	-45.8
Southwest	4	2	100.0	0	0	--	50	115	-56.5	0	0	--	54	117	-53.8
West	3	1	200.0	1	0	--	25	56	-55.4	0	0	--	29	57	-49.1
Total Edmonton City	**10**	**5**	**100.0**	**2**	**2**	**0.0**	**177**	**332**	**-46.7**	**2**	**3**	**-33.3**	**191**	**342**	**-44.2**
Beaumont Town	0	0	--	0	0	--	17	12	41.7	0	0	--	17	12	41.7
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	1	0	--	0	0	--	3	10	-70.0	0	0	--	4	10	-60.0
Gibbons Town	0	0	--	0	1	-100.0	0	0	--	0	0	--	0	1	-100.0
Leduc City	0	1	-100.0	0	0	--	3	26	-88.5	0	0	--	3	27	-88.9
Leduc County	7	5	40.0	0	0	--	6	0	--	1	5	-80.0	14	10	40.0
Morinville Town	0	0	--	0	1	-100.0	2	11	-81.8	0	0	--	2	12	-83.3
Parkland County	2	9	-77.8	0	0	--	5	5	0.0	1	2	-50.0	8	16	-50.0
Spruce Grove City	0	2	-100.0	0	0	--	6	25	-76.0	0	0	--	6	27	-77.8
St. Albert City	4	2	100.0	0	0	--	5	10	-50.0	0	0	--	9	12	-25.0
Stony Plain Town	0	0	--	0	0	--	2	7	-71.4	0	1	-100.0	2	8	-75.0
Strathcona County	3	5	-40.0	1	0	--	14	24	-41.7	0	0	--	18	29	-37.9
Sturgeon County	3	3	0.0	0	0	--	2	6	-66.7	2	1	100.0	7	10	-30.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	1	0	--	0	0	--	1	1	0.0
Total Rural	**20**	**28**	**-28.6**	**1**	**2**	**-50.0**	**66**	**137**	**-51.8**	**4**	**9**	**-55.6**	**91**	**176**	**-48.3**
Grand Total	**30**	**33**	**-9.1**	**3**	**4**	**-25.0**	**243**	**469**	**-48.2**	**6**	**12**	**-50.0**	**282**	**518**	**-45.6**

Table 38b: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	7	4	75.0	3	4	-25.0	44	43	2.3	3	0	--	57	51	11.8
Northeast	5	4	25.0	1	5	-80.0	123	127	-3.1	0	0	--	129	136	-5.1
Northwest	7	5	40.0	3	7	-57.1	175	461	-62.0	1	3	-66.7	186	476	-60.9
South Central	1	4	-75.0	0	0	--	45	44	2.3	9	2	350.0	55	50	10.0
Southeast	5	3	66.7	4	4	0.0	336	461	-27.1	0	0	--	345	468	-26.3
Southwest	17	19	-10.5	3	1	200.0	447	651	-31.3	2	2	0.0	469	673	-30.3
West	9	26	-65.4	2	0	--	305	429	-28.9	5	0	--	321	455	-29.5
Total Edmonton City	**51**	**65**	**-21.5**	**16**	**21**	**-23.8**	**1,475**	**2,216**	**-33.4**	**20**	**7**	**185.7**	**1,562**	**2,309**	**-32.4**
Beaumont Town	3	3	0.0	0	0	--	78	64	21.9	0	0	--	81	67	20.9
Calmar Town	0	1	-100.0	0	0	--	3	11	-72.7	0	0	--	3	12	-75.0
Devon Town	1	0	--	0	0	--	0	2	-100.0	0	0	--	1	2	-50.0
Fort Saskatchewan City	4	9	-55.6	0	1	-100.0	19	61	-68.9	0	0	--	23	71	-67.6
Gibbons Town	0	0	--	0	2	-100.0	0	2	-100.0	0	1	-100.0	0	5	-100.0
Leduc City	5	12	-58.3	0	1	-100.0	72	121	-40.5	0	0	--	77	134	-42.5
Leduc County	25	30	-16.7	1	0	--	30	32	-6.3	8	14	-42.9	64	76	-15.8
Morinville Town	2	6	-66.7	0	2	-100.0	13	27	-51.9	0	0	--	15	35	-57.1
Parkland County	22	49	-55.1	0	1	-100.0	32	13	146.2	10	17	-41.2	64	80	-20.0
Spruce Grove City	4	7	-42.9	0	0	--	64	144	-55.6	0	0	--	68	151	-55.0
St. Albert City	12	13	-7.7	0	0	--	43	70	-38.6	0	0	--	55	83	-33.7
Stony Plain Town	2	2	0.0	0	0	--	10	20	-50.0	0	7	-100.0	12	29	-58.6
Strathcona County	25	23	8.7	1	3	-66.7	92	91	1.1	1	3	-66.7	119	120	-0.8
Sturgeon County	26	30	-13.3	0	0	--	33	26	26.9	14	8	75.0	73	64	14.1
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	6	4	50.0	1	0	--	4	3	33.3	1	1	0.0	12	8	50.0
Total Rural	**137**	**189**	**-27.5**	**3**	**10**	**-70.0**	**493**	**687**	**-28.2**	**34**	**51**	**-33.3**	**667**	**937**	**-28.8**
Grand Total	**188**	**254**	**-26.0**	**19**	**31**	**-38.7**	**1,968**	**2,903**	**-32.2**	**54**	**58**	**-6.9**	**2,229**	**3,246**	**-31.3**

Table 39a: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: July 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	4	9	0	9	7	0	7	1	21
Northeast	22	0	0	0	0	0	0	1	23
Northwest	8	0	0	0	32	44	76	0	84
South Central	5	0	31	31	0	0	0	1	37
Southeast	29	0	0	0	17	22	39	0	68
Southwest	31	26	0	26	0	0	0	2	59
West	19	0	0	0	14	0	14	3	36
Total Edmonton City	**118**	**35**	**31**	**66**	**70**	**66**	**136**	**8**	**328**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	3	7
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	1	0	0	0	3	0	3	0	4
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	2	0	7	7	5	44	49	21	79
St. Albert City	0	0	0	0	0	0	0	0	0
Stony Plain Town	1	0	0	0	1	0	1	0	2
Strathcona County	7	0	0	0	0	0	0	1	8
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**15**	**0**	**7**	**7**	**9**	**44**	**53**	**25**	**100**
Grand Total	**133**	**35**	**38**	**73**	**79**	**110**	**189**	**33**	**428**

Table 39b: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	55	22	169	191	13	301	314	1	561
Northeast	48	0	35	35	6	0	6	1	90
Northwest	59	0	0	0	115	44	159	0	218
South Central	27	0	35	35	0	63	63	1	126
Southeast	139	0	0	0	92	277	369	31	539
Southwest	210	33	288	321	16	215	231	63	825
West	119	0	10	10	57	102	159	6	294
Total Edmonton City	**657**	**55**	**537**	**592**	**299**	**1,002**	**1,301**	**103**	**2,653**
Beaumont Town	20	64	63	127	0	0	0	2	149
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	21	10	2	12	13	0	13	3	49
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	12	0	8	8	7	0	7	10	37
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	66	1	7	8	10	44	54	24	152
St. Albert City	11	13	0	13	3	0	3	0	27
Stony Plain Town	9	0	0	0	5	0	5	0	14
Strathcona County	19	0	18	18	1	0	1	1	39
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	3	3
Total Rural	**161**	**88**	**98**	**186**	**39**	**44**	**83**	**43**	**473**
Grand Total	**818**	**143**	**635**	**778**	**338**	**1,046**	**1,384**	**146**	**3,126**

Table 40: Edmonton Metropolitan Area
Percent Absorbed at Completion by Zone: July 2016

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
North Central	80.0	67.7	70.7
Northeast	64.1	71.9	67.6
Northwest	70.7	71.2	71.1
South Central	70.0	58.7	60.3
Southeast	69.6	39.8	47.1
Southwest	67.5	36.6	46.9
West	80.6	70.6	74.7
Total Edmonton City	**70.2**	**52.3**	**57.7**
Beaumont Town	73.9	0.0	54.8
Calmar Town	0	0	0
Devon Town	0	0	0
Fort Saskatchewan City	57.1	17.5	23.4
Gibbons Town	0	0	0
Leduc City	60.0	22.2	30.4
Leduc County	93.3	0	93.3
Morinville Town	66.7	0.0	5.1
Parkland County	100.0	0	100.0
Spruce Grove City	75.0	53.7	54.8
St. Albert City	90.0	0	90.0
Stony Plain Town	66.7	22.2	33.3
Strathcona County	85.7	66.7	78.8
Sturgeon County	87.5	0	87.5
First Nations	0	0	0
Other Centres	100.0	0	100.0
Total Rural	**81.3**	**37.0**	**50.0**
Grand Total	**73.4**	**47.7**	**55.4**

Table 41: Alberta Centres with Population of 50,000+
Housing Starts

July 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	327	310	5.5	764	460	66.1	1,091	770	41.7
Edmonton	387	510	-24.1	378	1,213	-68.8	765	1,723	-55.6
Grande Prairie	8	15	-46.7	2	20	-90.0	10	35	-71.4
Lethbridge	41	52	-21.2	7	8	-12.5	48	60	-20.0
Medicine Hat	10	22	-54.5	27	6	350.0	37	28	32.1
Red Deer	20	21	-4.8	0	20	-100.0	20	41	-51.2
Wood Buffalo	0	3	-100.0	0	10	-100.0	0	13	-100.0

Table 42: Alberta Centres with Population of 50,000+
Housing Starts: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	1,793	2,471	-27.4	3,158	4,927	-35.9	4,951	7,398	-33.1
Edmonton	2,266	3,530	-35.8	3,436	7,534	-54.4	5,702	11,064	-48.5
Grande Prairie	45	61	-26.2	95	50	90.0	140	111	26.1
Lethbridge	264	305	-13.4	91	210	-56.7	355	515	-31.1
Medicine Hat	63	102	-38.2	39	26	50.0	102	128	-20.3
Red Deer	77	151	-49.0	187	278	-32.7	264	429	-38.5
Wood Buffalo	7	45	-84.4	6	113	-94.7	13	158	-91.8

Table 43: Alberta Centres with Population of 50,000+
Housing Completions

July 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	280	432	-35.2	735	431	70.5	1,015	863	17.6
Edmonton	384	679	-43.4	897	1,007	-10.9	1,281	1,686	-24.0
Grande Prairie	4	31	-87.1	8	32	-75.0	12	63	-81.0
Lethbridge	60	4	1,400.0	18	11	63.6	78	15	420.0
Medicine Hat	12	12	0.0	6	0	--	18	12	50.0
Red Deer	16	39	-59.0	66	7	842.9	82	46	78.3
Wood Buffalo	4	14	-71.4	2	74	-97.3	6	88	-93.2

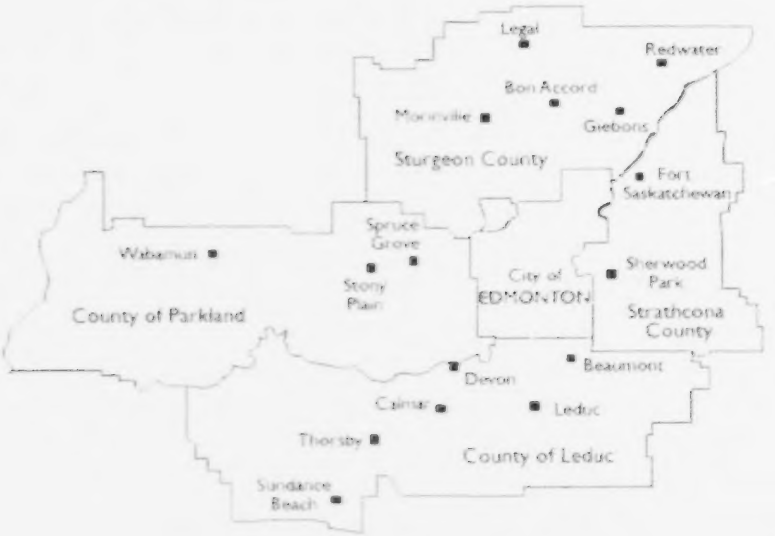
Table 44: Alberta Centres with Population of 50,000+
Housing Completions: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	2,104	3,187	-34.0	5,463	4,787	14.1	7,567	7,974	-5.1
Edmonton	3,116	4,095	-23.9	5,905	5,125	15.2	9,021	9,220	-2.2
Grande Prairie	53	161	-67.1	278	175	58.9	331	336	-1.5
Lethbridge	390	293	33.1	208	73	184.9	598	366	63.4
Medicine Hat	96	110	-12.7	41	4	925.0	137	114	20.2
Red Deer	104	247	-57.9	168	102	64.7	272	349	-22.1
Wood Buffalo	19	167	-88.6	97	383	-74.7	116	550	-78.9

Table 45: Alberta Centres with Population of 50,000+
Housing Under Construction

July 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	2,054	2,943	-30.2	9,100	11,718	-22.3	11,154	14,661	-23.9
Edmonton	2,502	4,126	-39.4	9,072	12,323	-26.4	11,574	16,449	-29.6
Grande Prairie	85	164	-48.2	71	169	-58.0	156	333	-53.2
Lethbridge	313	380	-17.6	151	262	-42.4	464	642	-27.7
Medicine Hat	46	109	-57.8	33	77	-57.1	79	186	-57.5
Red Deer	75	115	-34.8	260	378	-31.2	335	493	-32.0
Wood Buffalo	13	41	-68.3	171	290	-41.0	184	331	-44.4

Edmonton Area



Edmonton Census Metropolitan Area

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census.

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The "intended market" is the tenure in which the unit is being marketed. This includes the following categories:

Condominium or "condo" (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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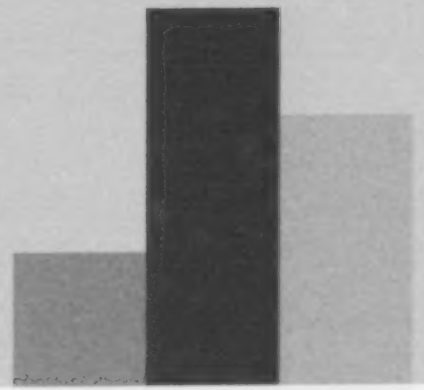

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